



4 Wood Street, Higham Ferrers Northamptonshire NN10 8DL Price £550,000 Freehold

PRIME LOCATION Do not miss out on this absolute gem of a property situated in the very centre of Higham Ferrers, with views towards Saint Mary's Church, offered for sale with no onward chain. This 1978 constructed, spacious, established yet modernised detached family home is without question worthy of an immediate viewing to avoid disappointment, as rarely does such a property in such a sought-after, convenient location come on to the open market for sale. Four bedrooms (three good doubles), modern en-suite shower room/WC, modern family bathroom/WC, landing, entrance porch, hall, modern ground floor cloakroom/WC, lounge, dining room, modern kitchen/breakfast room, rear hall and modern utility room. Externally, a large gated driveway, tandem garage, outbuilding (scope for a home office) and enclosed rear garden.

- Do not miss out on this absolute gem of a property!
- 1978 constructed
- Four bedrooms (three good doubles), modern en-suite shower room/WC, modern family bathroom/WC
- Energy Rating - EPC ordered
- Situated in the very centre of Higham Ferrers, with views towards Saint Mary's Church
- Spacious, established yet modernised detached family home
- Landing, entrance porch, hall, modern ground floor cloakroom/WC, lounge, dining room, modern kitchen/breakfast room, rear hall and modern utility room
- Offered for sale with no onward chain
- Rare opportunity
- Large gated driveway, tandem garage, outbuilding (scope for a home office) and enclosed rear garden



Location

In the centre of Higham Ferrers. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

F

Energy Rating

Energy Efficiency Rating - TBC - EPC ordered
Certificate number - TBC - EPC ordered

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Money Laundering Regulations 2017

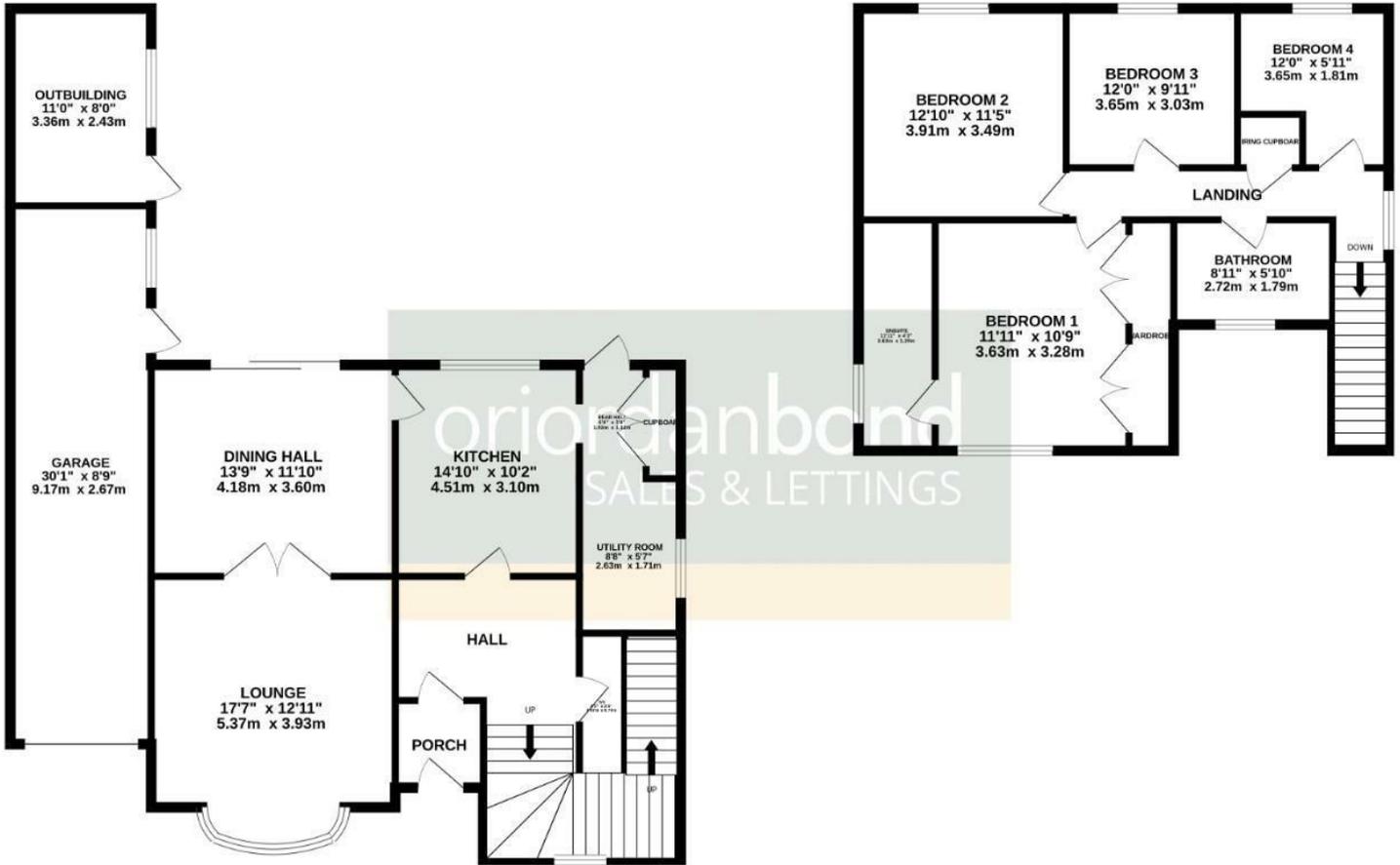
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR
1084 sq.ft. (100.7 sq.m.) approx.

1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA: 1745 sq.ft. (162.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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