

## 2 Anne Close, Higham Ferrers, Northamptonshire, NN10 8JT



**£219,950 Freehold**

Situated in this popular Market Town in a cul-de-sac location is this mature semi-detached home boasting two large double bedrooms (scope to convert to 3, if so required), modern shower room, modern kitchen, side conservatory and a good size through lounge/dining room. Externally, you will find a well maintained rear garden, store and workshop, with a front garden providing potential for off-road parking. Well positioned within walking distance to popular local primary and secondary schools and providing close links onto the A45, A14 & A6. The ever-popular Rushden Lakes can be found on the outskirts of the Town also. An ideal first time purchase or family home. Contact us today to arrange an early viewing. No onward chain.

## Location

Anne Close can be found off Elizabeth Way. This part of Anne Close backs on to Andrew Close. The property can be found, as identified via our for sale board.

Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## Council Tax Band

B

## Energy Rating

Energy Efficiency Rating - C71

Certificate number - 2120-8104-8050-6109-2305

## Accommodation

### Ground Floor

#### Hall

#### Lounge / Dining Room

22'6" x 10'11" (6.86m x 3.32m)

Maximum measurement. Feature brick fireplace.

#### Kitchen

9'7" x 7'10" (2.91m x 2.39m)

Minimum measurement, plus cupboard/pantry, plus recess. Wall mounted gas fired Ideal boiler, serviced December 2024. Gas cooker included within the sale.

#### Conservatory

9'10" x 7'3" (3.00m x 2.20m)

Of PVC double glazed construction with power and light connected. Tiled floor.

## First Floor

### Landing

Airing cupboard with radiator. Loft access.

#### Bedroom 1

9'10" x 17'4" (2.99m x 5.28m)

Maximum measurement.

#### Bedroom 2

12'7" x 10'9" (3.84m x 3.28m)

Maximum measurement.

## Shower Room / WC

### Outside

#### Front

A mature front garden providing potential for off-road parking, if so required, subject to any relevant permissions etc. Access through to rear garden.

#### Rear

#### Workshop

9'6" x 7'1" (2.91m x 2.18m)

Power and light connected.

#### Store

4'1" x 3'10" (1.27m x 1.17m)

## Rear Garden

A mature rear garden, having been well maintained. Fully enclosed.

## 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](http://www.mike-neville.co.uk/privacy)

## 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).

## Floorplans

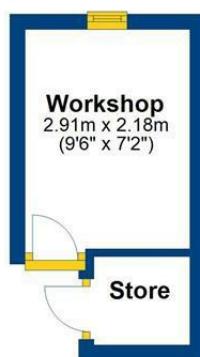
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

## 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.

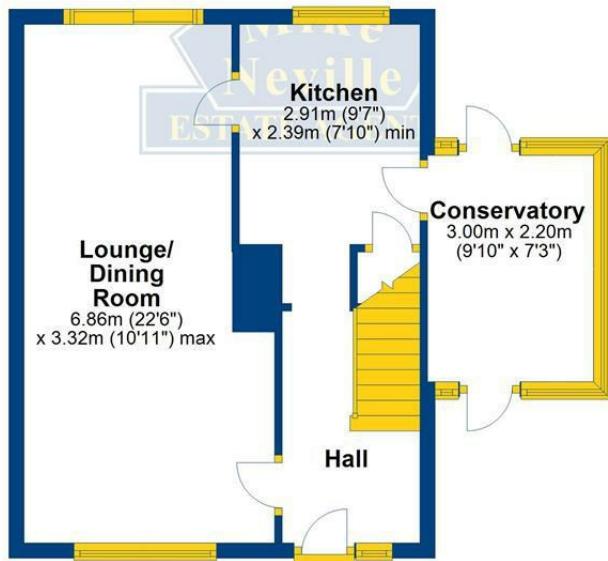
## Ground Floor

Main area: approx. 42.8 sq. metres (461.1 sq. feet)  
Plus outbuildings, approx. 8.0 sq. metres (85.7 sq. feet)



## First Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



Main area: Approx. 79.4 sq. metres (854.7 sq. feet)

Plus outbuildings, approx. 8.0 sq. metres (85.7 sq. feet)











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