



**19 Wood Street, Higham Ferrers
Northamptonshire NN10 8DL
£280,000 Freehold**

A rare opportunity has arisen to acquire this stunning two bedroom period cottage, situated close to the heart of the medieval Market Square in the centre of Higham Ferrers, with front facing views over Saint Mary's Church. Offered to the market in excellent condition throughout and benefits to include gas fired radiator central heating and off road parking for two vehicles in a tandem fashion to the rear. The accommodation comprises: hall, living room, conservatory, kitchen with fitted appliances, two double bedrooms, landing and a family shower room. To the rear is a quaint cottage style courtyard garden. This property is Grade 2 listed to the front and is set within this sought after conservation area. Viewing is essential to appreciate the location and style offered by this fantastic property. An ideal first time purchase, buy to let investment, for someone downsizing or as a bolthole. No onward chain.

- Stunning two bedroom period cottage
- Front facing views over Saint Mary's Church
- Off road parking for two vehicles in a tandem fashion to the rear
- Quaint cottage style courtyard garden
- Conservatory
- Must be viewed
- Gas fired radiator central heating
- Family shower room
- No onward chain
- Energy Efficiency Rating - D59



Location

The property is situated on Wood Street, as identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

C

Energy Rating

Energy Efficiency Rating - D59

Certificate number - 8368-7627-5610-2652-3902

Accommodation

Ground Floor

Hall

Living Room 16'6" x 11'3" (5.04m x 3.43m)

Maximum measurement, plus recess & under stairs cupboard.

Kitchen 14'6" x 8'5" (4.43m x 2.56m)

Fitted appliances by way of Washing Machine. Fridge. Freezer. Microwave. Double electric oven. Gas hob. Extractor. Space and plumbing for dishwasher. Wall mounted gas fired Potterton boiler (controlled by Hive).

Conservatory 10'11" x 6'1" (3.33m x 1.87m)

First Floor

Landing

Loft access.

Bedroom 1 10'6" x 11'4" (3.20m x 3.45m)

Minimum measurement, plus recess & built in cupboard.

Bedroom 2 11'8" x 8'6" (3.56m x 2.59m)

Shower Room / WC

Outside

Rear

Rear Garden

A fully enclosed quaint cottage style courtyard garden. Shed. Rear gated access.

Two Parking Spaces

Off road parking for two vehicles in a tandem fashion to the rear (off Chamberlain Way). Situated in the far right-hand corner upon driving in to the car parking area.

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

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

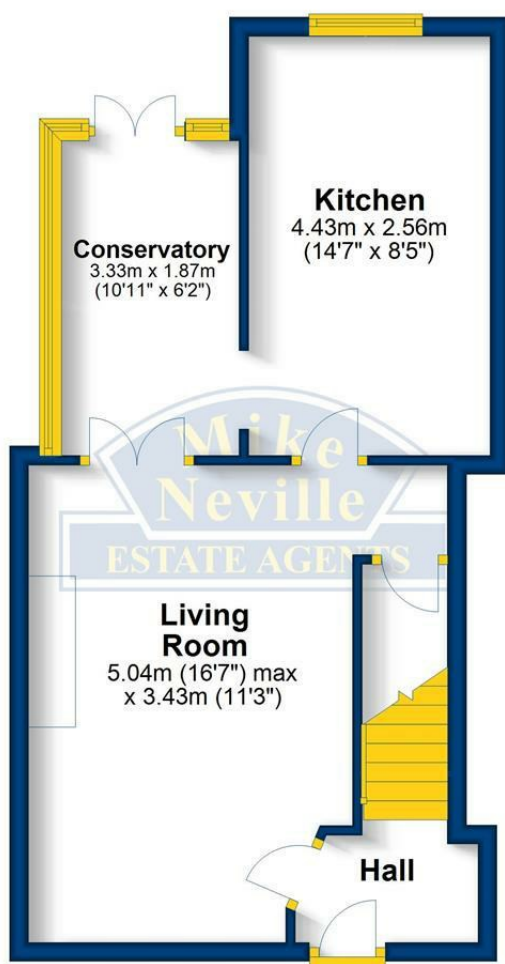
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make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





Ground Floor

Approx. 41.0 sq. metres (441.6 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.8 sq. feet)



Total area: approx. 73.4 sq. metres (790.4 sq. feet)