

36 Commercial Street
Higham Ferrers
Rushden
NN10 8AS

OIRO £250,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

This beautifully transformed home in Higham Ferrers offers a fresh, contemporary take on everyday living. The entrance hall leads to two bedrooms and a family bathroom. Bedroom Two is a generous space, originally intended as the master, while Bedroom Three benefits from French doors that open directly into the courtyard, bringing in natural light and offering seamless indoor-outdoor access.

The first floor hosts an impressive open-plan living accommodation. The kitchen has been refitted to a modern, stylish standard, with sleek finishes. There's plenty of room for dining and the lounge area is enhanced by a Juliet balcony.

A staircase leads to the newly created loft conversion, where the master bedroom now occupies the third storey. Four Velux windows create a bright and airy space.

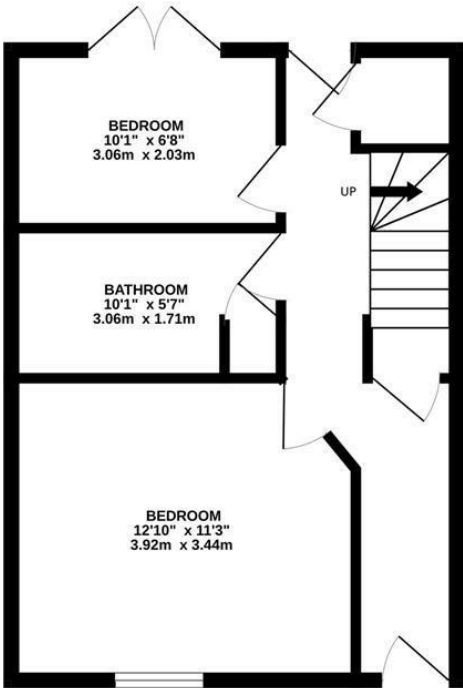
Outside at the rear there is a low-maintenance patio courtyard and allocated parking.

This home is an ideal first purchase or a downsizer's dream. You'll need to see it to fully appreciate the layout, the quality of the improvements, and the light-filled space on offer.

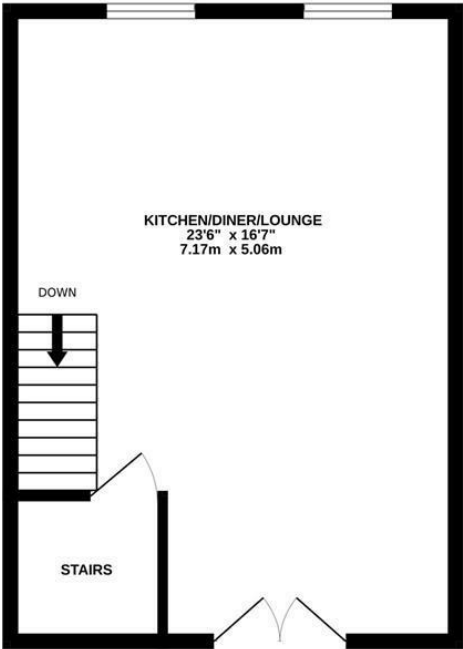
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Floor Plan

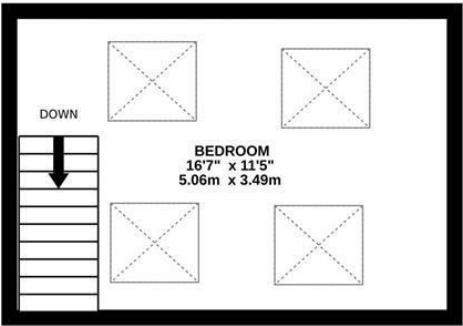
GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



2ND FLOOR
190 sq.ft. (17.7 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 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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AT A GLANCE...



Modern open plan living



Stylish kitchen



Three generous bedrooms



Family bathroom



Low maintenance courtyard garden



Allocated off road parking





SELLER'S SECRET

We really enjoyed transforming this house. The loft conversion has brought a new dimension to the layout and it's been a pleasure to live somewhere that blends modern design with practical living. We hope the next owners will enjoy it just as much as we have!



Why we like it....

The unique layout really make it stand out. Early viewing is strongly recommended - this one will appeal to first-time buyers or downsizers looking for something special.

OSCAR JAMES

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To buy or not to buy....
