

Upper Kings Avenue  
Higham Ferrers  
NN10 8JZ

£220,000

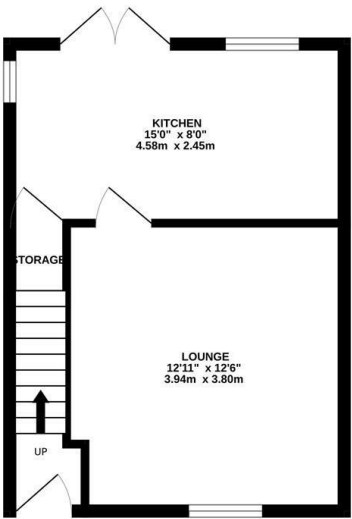


OSCAR JAMES

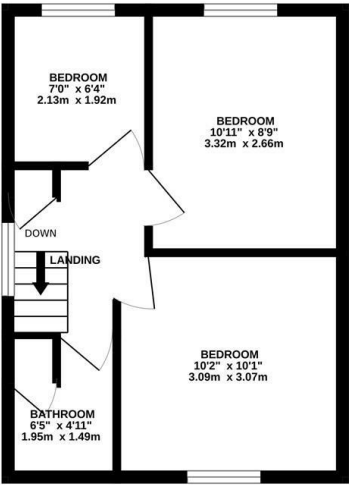
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 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...



Lounge



Kitchen diner



Three bedrooms



First floor bathroom



Large, enclosed rear garden



On street parking





## WHAT'S GREAT?

Oscar James are thrilled to present this beautifully maintained three-bedroom home, perfectly positioned just a stone's throw from the vibrant heart of Higham Ferrers.

Nestled close to the bustling High Street, an array of local amenities, and boasting excellent transport links, this charming property offers the ideal blend of convenience and comfort.

Step inside to discover generously proportioned accommodation set over two inviting floors. The ground floor features a welcoming entrance hall, a bright and airy lounge, and a stylish kitchen/diner—perfect for entertaining or relaxed family living.

Upstairs, you'll find three well-appointed bedrooms along with a modern family

bathroom, all designed with practical living in mind.

One of the standout features of this home is the expansive rear garden, offering a high degree of privacy and ample space for outdoor enjoyment—whether it's gardening, entertaining, or simply unwinding.

Offered to the market with no onward chain, this sensibly priced home is expected to attract strong interest.

Early viewing is highly recommended—don't miss your chance to make this wonderful property your own!

...expect excellence



# SELLER'S SECRET

I have loved living here over the last 15 years. The location is great being just a short stroll into Higham with it's array of pubs and independent shops.

I bought the house because of its wonderful garden, it was larger than other houses I viewed which was one of the main selling points to me.

I hope that whoever buys my home gets as much enjoyment out of it as I have.



## Why we like it....

We think this fabulous property makes a perfect first time buy or investment property.

It's priced to sell too so be quick and book your internal inspection today!

To buy or not to buy....

# OSCAR JAMES

1b Wharf Road | Higham Ferrers | NN10 8BQ

01933 656964

[www.oscar-james.com](http://www.oscar-james.com)