

Grove Street Higham Ferrers

richard james

www.richardjames.net



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

Grove Street Higham Ferrers NN10 8HX Freehold Price £239,950

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480



Are you looking for an immaculate Victorian property with a larger than average garage that is also situated just a short walk from the historic market square? Then you'll need to come and see this one! Inside you'll find two bedrooms, a loft room, modern kitchen and bathroom plus character features including fireplaces and sash windows. The accommodation briefly comprises lounge/dining room, kitchen, bathroom, W.C., two bedrooms, loft room, gardens to front and rear and a garage.

Enter via front door to:

Lounge/Dining Room
24' 4" x 12' 11" max." (7.42m x 3.94m)

Dining Area
uPVC sash window to front aspect, column radiator, character fireplace, coving, stairs rising to first floor landing, through to:

Lounge Area
uPVC sash window to rear aspect, feature fireplace with log burner and wooden mantel, coving to ceiling, column radiator, door to:

Kitchen
12' 1" x 6' 11" (3.68m x 2.11m) (This measurement includes the area occupied by the kitchen units)
Refitted to comprise stainless steel one and half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, space for range cooker, plumbing for washing machine, tiled splash backs, plumbing for dishwasher, window and door to side aspect, tiled flooring, built-in fridge freezer, door to:

Bathroom
Refitted to comprise 'P' shaped bath with shower over, vanity sink unit, tiled splash backs, column radiator, window to side aspect, coving to ceiling, tiled flooring, door to:

W.C.
Comprising low flush W.C., work surface with cupboard under, window to rear aspect, wall mounted gas combination boiler serving domestic central heating and hot water systems.

First Floor Landing
Coving to ceiling, fixed staircase to loft room, doors to:

Bedroom One
12' 10" max. x 11' 0" (3.91m x 3.35m)
uPVC sash window to rear aspect, radiator, coving to ceiling.

Bedroom Two
12' 10" max. x 8' 6" (3.91m x 2.59m)
uPVC sash window to front aspect, radiator, built-in wardrobe, coving to ceiling.

Loft Room
13' 4" x 11' 5" (4.06m x 3.48m)
Skylight to rear aspect, eaves storage.

Outside
Front - Laid with plum slate chippings and enclosed by low brick walling.

Rear - Low maintenance design comprising extensive patio, outside tap, enclosed by wooden fencing.

Garage
Up and over door, personnel door to the garden, power and light connected. Rear vehicular access is provided via Chichele Street.

Energy Performance Rating
This property has an energy rating of D. The full Energy Performance Certificate is available upon request.

Council Tax
We understand the council tax is band A (£1,458.30 per annum. Charges for 2022/2023).

Agents Note
Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing
We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers
For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002
In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018
Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website – www.richardjames.net

Mortgages
We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

