



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.



## Oaks Drive Higham Ferrers NN10 8EY Freehold Price £230,000

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.

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27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
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**Rushden Office**   
74 High Street Rushden  
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**Offered with no upward chain is this extended three bedroomed detached house with a south facing garden, single garage and a driveway. The property requires updating throughout but does benefit from uPVC double glazing and gas radiator central heating (although a new boiler is most likely required). The accommodation briefly comprises entrance hall, lounge, kitchen, dining area, conservatory, three bedrooms, shower room, gardens to front and rear, garage and driveway.**

Enter via front door to:

#### Entrance Hall

Two radiators, stairs rising to first floor landing, sliding door to:

#### Lounge

13' 5" x 13' 5" (4.09m x 4.09m)

Window to front aspect, radiator, under stairs storage cupboard, feature electric fireplace, door to:

#### Kitchen

16' 8" x 8' 9" (5.08m x 2.67m) (This measurement includes area occupied by kitchen units)

Comprising one and a half bowl single drainer sink unit, a range of eye level and base units providing work surfaces, built-in double oven, gas hob, extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer, tiled floor, door to side aspect, window to rear aspect, through to:

#### Dining Area

8' 1" x 7' 10" (2.46m x 2.39m)

Window to rear aspect, sliding patio doors to:

#### Conservatory

9' 7" x 8' 0" (2.92m x 2.44m)

Of brick/uPVC construction, radiator, door to front aspect, power and light connected.

#### First Floor Landing

Window to side aspect, airing cupboard housing hot water cylinder, loft access, doors to:

#### Bedroom One

11' 1" x 10' 1" (3.38m x 3.07m)

Window to front aspect, radiator, built-in wardrobe with sliding mirrored doors.

#### Bedroom Two

10' 1" max x 9' 9" max (3.07m x 2.97m)

Window to rear aspect, radiator.

#### Bedroom Three

7' 1" x 6' 5" (2.16m x 1.96m)

Window to front aspect, radiator.

#### Shower Room

Comprising low flush W.c., pedestal wash hand basin, shower cubicle, fully tiled walls, window to rear aspect, heated towel rail.

#### Outside

Front - Mostly lawn, driveway providing off road parking for two cars leading to:

Garage - Up and over door, window and door to rear aspect. Measures approx. 16' 9" x 7' 11" internally.

Rear - Requires complete cultivation. Enjoys a south facing aspect.

#### Energy Performance Rating

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

#### Council Tax

We understand the council tax is band C (£2,038 per annum. Charges for 2024/25).

#### 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. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

#### 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](http://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.**

