

CHARLES ORLEBAR

Estate Agents & Auctioneers



56 Upper Kings Avenue, Higham Ferrers, Northamptonshire,
Offers In Excess Of £250,000





56 Upper Kings Avenue

Higham Ferrers, NN10 8JZ

- 3 Bedrooms
- South facing garden
- W/c
- Conservatory
- Offroad parking
- Opposite communal green space
- Office
- Gas central heating

Situated on Upper Kings Avenue in Higham Ferrers, this deceptively spacious three-bedroom terraced home offers far more accommodation than its modest frontage suggests.

Upon entering, you are welcomed into a generous living room providing an excellent space for relaxing or entertaining. The ground floor further benefits from a separate office/snug, ideal for those working from home or in need of a playroom, along with a convenient downstairs W/C. To the rear, the kitchen flows through to a conservatory, creating additional reception space and enjoying views over the garden.

Upstairs, there are three well-proportioned bedrooms and a family bathroom, making the property perfectly suited to growing families, first-time buyers or those looking to upsize.

Externally, the home continues to impress. The rear garden is a particularly attractive feature — large, south-facing and ideal for enjoying the sun throughout the day. To the front, there is block paved off-road parking, while a pleasant communal green space sits opposite, enhancing the sense of openness.

Positioned on the edge of town, the location offers a quieter setting while remaining within walking distance of Higham Ferrers High Street, local parks and popular dog walking routes. There are also excellent road links nearby, making this a practical choice for commuters.

A deceptively spacious home in a well-connected yet peaceful location — early viewing is highly recommended.



Hall

Living Room

23'3" x 12'10" (7.09m x 3.90m)

WC

Office

8'10" x 6'0" (2.70m x 1.84m)

Kitchen

12'0" x 9'10" (3.65m x 2.99m)

Conservatory

Landing

Bedroom 1

10'8" x 10'2" (3.25m x 3.10m)

Bedroom 2

13'5" x 8'9" (4.08m x 2.67m)

Bedroom 3

9'7" x 8'11" (2.93m x 2.73m)

Family Bathroom



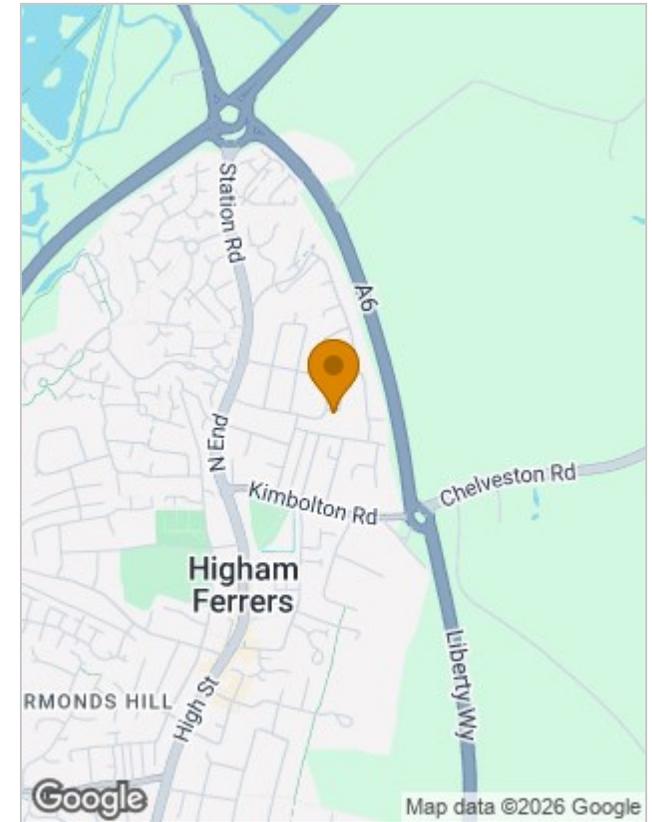




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Council Tax Band: A
North Northants

Tenure: Freehold

Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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