

CHARLES ORLEBAR

Estate Agents & Auctioneers



19 Wharf Road, Higham Ferrers, Northamptonshire, NN10 8BQ

£300,000





19 Wharf Road

Higham Ferrers, NN10 8BQ

- 3 Bedrooms
- Wc
- Modern throughout
- 2 Reception rooms
- No chain
- Walking distance to all local amenities
- Bifold doors
- Some photos are virtually staged

Offering approaching 1,200 sq. ft. of accommodation, this impressive three-bedroom semi-detached home on Wharf Road provides considerably more space than you might expect, combining a versatile layout with modern open-plan living. Having undergone extensive refurbishment within the last six years and offered to the market with no onward chain, it is an ideal choice for buyers looking for a home they can move straight into.

The ground floor benefits from two separate reception rooms, providing flexibility for family living, a home office or snug. At the rear, the heart of the home is the spacious open-plan kitchen/diner, with bi-fold doors opening onto the garden and creating a superb space for entertaining. A convenient downstairs WC completes the ground-floor accommodation.

Upstairs are three well-proportioned bedrooms along with the family bathroom.

The location is another major selling point, being within comfortable walking distance of the amenities of the market town, including shops, pubs, restaurants and local schools, making everyday life particularly convenient.

With its generous proportions, modernised interior, excellent living space and chain-free position, this is a home that deserves to be viewed to fully appreciate the space on offer.



£300,000



Porch	2'1" x 2'10" (0.64m x 0.86m)
Hall	8'6" x 2'10" (2.60m x 0.86m)
Lounge	10'11" x 11'3" (3.34m x 3.43m)
Living Room	11'11" x 14'5" (3.63m x 4.39m)
Hallway	6'2" x 2'7" (1.88m x 0.80m)
Kitchen/Dining Room	28'0" x 12'7" (8.54m x 3.83m)
WC	6'0" x 5'4" (1.82m x 1.63m)
Landing	27'5" x 8'2" (8.35m x 2.49m)
Bedroom 1	10'11" x 14'5" (3.34m x 4.39m)
Bedroom 2	11'11" x 11'3" (3.62m x 3.43m)
Bedroom 3	6'4" x 8'2" (1.94m x 2.50m)
Bathroom	10'5" x 4'5" (3.17m x 1.34m)





Floor Plans



Viewing

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

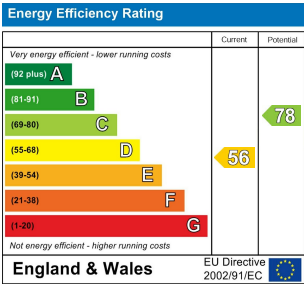
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Location Map



Energy Performance Graph



Council Tax Band: B
North Northants

Tenure: Freehold