



Cauldwell

PROPERTY SERVICES



90 Northampton Road

, Northampton Road, Higham Ferrers, NN10 8AN

Offers Over £320,000



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ENTRANCE HALL

Entrance door. Stairs to first floor. Doors to living room, kitchen/diner and cloakroom. Radiator. Skimmed ceiling. Understairs storage cupboard.

LIVING ROOM

12'5" x 11'5" (3.79 x 3.48)

Double glazed bow window to front. Wood burner. Coving to ceiling. Telephone point. Curved radiator.

RE-FITTED KITCHEN

8'8" x 6'9" (2.65 x 2.06)

Fitted with a range of wall and base units with worksurfaces incorporating sink unit. Electric oven, gas hob and extractor hood. Integrated fridge freezer and dishwasher. Plumbing for washing machine. Tiled flooring. Coving to skimmed ceiling. Double glazed window to side.

DINING AREA

12'0" x 11'3" (3.66 x 3.45)

Double glazed French doors and windows to rear. Tiled flooring. Radiator. Fire place.

CLOAKROOM

Double glazed window to side. Two piece suite comprising low level wc and wash hand basin. Heated towel rail.

FIRST FLOOR LANDING

Window to side. Doors to bedrooms and re-fitted shower room. Access to loft via ladder.

BEDROOM ONE

12'5" x 11'6" (3.79 x 3.53)

Double glazed window to front. Built in double wardrobe. Coving to ceiling Radiator.

BEDROOM TWO

12'2" x 11'4" max (3.71 x 3.47 max)

Double glazed window to rear. Fitted double wardrobe. Coving to ceiling. Ceiling fan light. Radiator.

BEDROOM THREE

9'0" x 7'0" (2.76 x 2.15)

Double glazed window to rear. Coving to ceiling. Radiator.

RE-FITTED SHOWER ROOM

Three piece suite comprising wash hand basin in vanity surround, low level wc and walk in shower. Part tiled walls. Double glazed window to front. Extractor fan. Skimmed ceiling with inset lighting

REAR GARDEN

Enclosed rear garden with decking area, laid to lawn with sleeper flower beds and borders. Further decked area to rear of garden. Gated side access with gravelled area. Outside tap and electric points.

DRIVEWAY

Gravelled driveway providing parking for a number of cars. Gated side access.

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.

The above details have been submitted to our clients but at the moment have not been approved by them

and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

We routinely refer customers to Franklins solicitors, Key Conveyancing and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

Pursuant of the Estate Agents Act 1979, the seller of this property is an employee of Cauldwell Property Services.

COUNCIL TAX BAND

Council tax band . Sourced from <http://cti.voa.gov.uk/cti/inits.asp>



Road Map



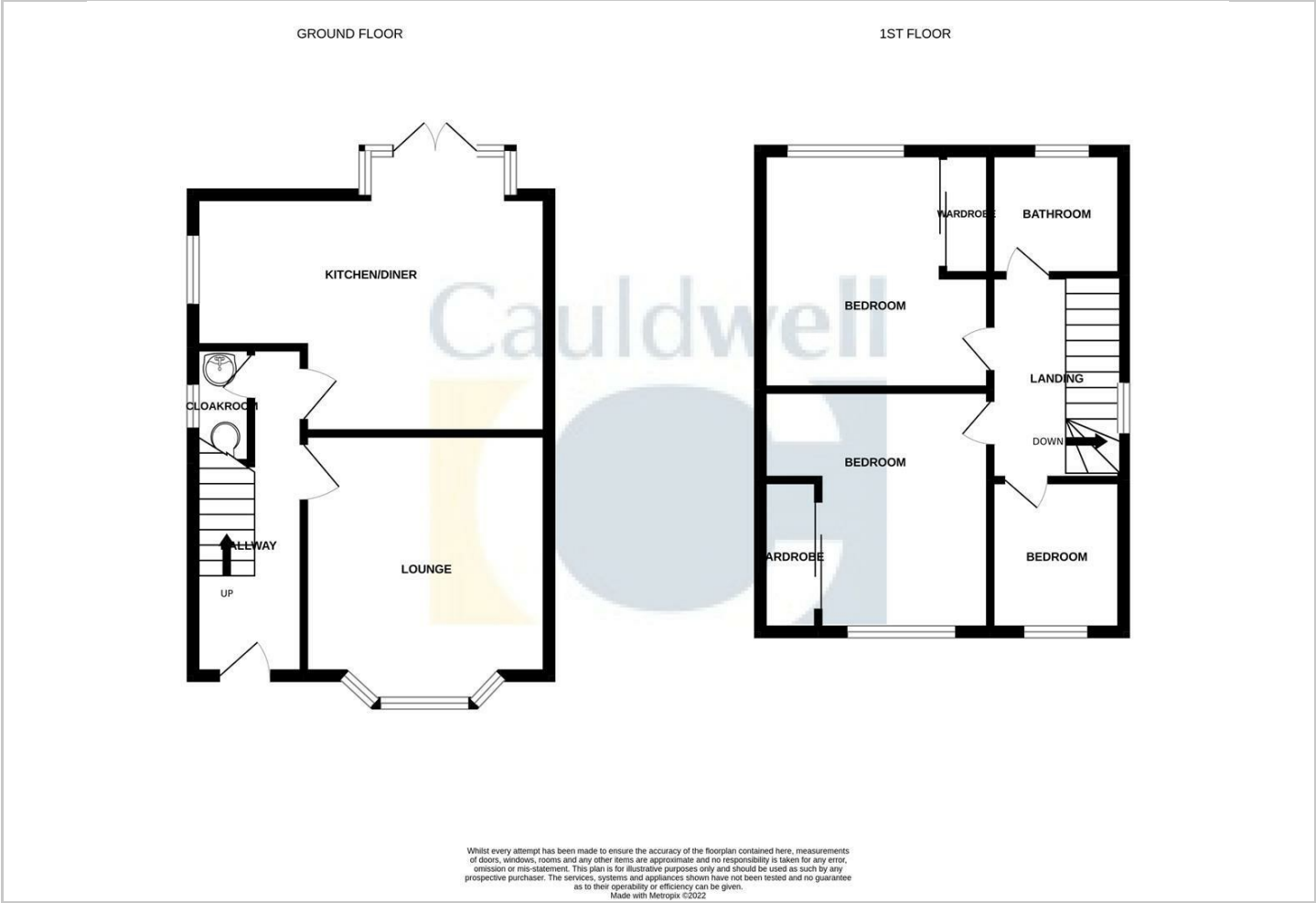
Hybrid Map



Terrain Map



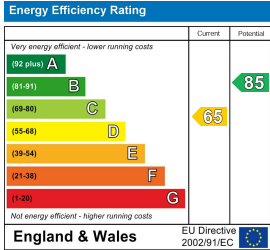
Floor Plan



Viewing

Please contact our Cauldwell Property Services LTD Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.