



Roland Way Higham Ferrers NN10 8EQ
Freehold Price 'Offers in excess of' £200,000

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 surveyors 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



Offered for sale with no onward chain, this bay-fronted three-bedroom semi-detached house is ideally situated within walking distance of the historic Market Square. Requiring general modernisation, the property presents an excellent opportunity to modernise to your own taste. Further benefits include a lounge/dining room, garage with shared driveway, gas radiator central heating and uPVC double glazing. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, two double bedrooms, bedroom three/box room, shower room, gardens to front and rear, garage and shared driveway.

Enter via front door to:

Entrance Hall

Stairs rising to first floor landing, radiator, doors to:

Lounge Area

12' 11" max x 11' 9" max (3.94m x 3.58m)

Bay window to front aspect, feature gas fireplace, through to:

Dining Area

10' 5" x 8' 8" (3.18m x 2.64m)

Window to rear aspect, radiator.

Kitchen

10' 5" x 9' 5" (3.18m x 2.87m) (This measurement includes area occupied by kitchen units)

Comprising stainless steel single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, freestanding electric cooker, plumbing for washing machine, space for fridge/freezer, windows to rear and side aspects, door to rear aspect, under stairs cupboard housing wall mounted gas combination boiler serving domestic central heating and hot water systems.

First Floor Landing

Window to side aspect, loft access, doors to:

Bedroom One

13' 0" max into bay x 9' 9" (3.96m x 2.97m)

Bay window to front aspect, radiator, a range of built-in wardrobes with sliding doors.

Bedroom Two

10' 5" x 9' 8" up to wardrobes (3.18m x 2.95m)

Window to rear aspect, a range of built-in wardrobes.

Bedroom Three/Box Room

6' 7" x 6' 3" (2.01m x 1.91m)

Window to front aspect, radiator.

Shower Room

Comprising low flush W.C., pedestal wash hand basin, shower cubicle, tiled splash backs, radiator, window to rear aspect.

Outside

Front - Stocked with shrubs and enclosed by low brick walling, shared driveway leading to:

Garage - Accessed via double wooden doors.

Rear - Patio area, mostly lawn which is enclosed by hedging, conifer screening and fencing with side access.

Energy Performance Rating

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

Council Tax

We understand the council tax is band B (£1,968 per annum. Charges for 2026/27).

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

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.

