

Grove Street Higham Ferrers

richard james

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Grove Street Higham Ferrers NN10 8HX
Freehold Price £190,000

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28 High Street Irthlingborough
Northants NN9 5TN
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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.

Offered with no chain is this two bedroom mid terrace property that has some lovely character features including stripped floorboards and internal doors. Making an ideal first time buy, you'll enjoy separate reception rooms and an enclosed rear garden plus the modern comforts of gas central heating and uPVC double glazing. The accommodation briefly comprises lounge, inner hallway, dining room, kitchen, bathroom, landing, two bedrooms, gardens to front and rear.

Enter via front door to:

Lounge
12' 11" max x 10' 0" max (3.94m x 3.05m)
Radiator, window to front aspect, stripped wooden floorboards, door to:

Inner Hallway
Stairs rising to first floor landing, door to:

Dining Room
12' 11" max x 11' 0" max (3.94m x 3.35m)
Window to rear aspect, feature character fireplace, radiator, built-in cupboards, under stairs storage cupboard, door to:

Kitchen
12' 1" max x 6' 11" (3.68m x 2.11m) (This measurement includes area occupied by kitchen units)
Comprising stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in oven, gas hob, extractor hood, built-in fridge/freezer, tiled splash backs, tiled floor, window and door to side aspect, wall mounted gas combination boiler serving domestic central heating and hot water systems, radiator, door to:

Bathroom
Comprising low flush W.C., pedestal wash hand basin, shower cubicle, panelled bath, tiled splash backs, tiled floor, two radiators, two windows to side aspect.

First Floor Landing
Loft access, doors to:

Bedroom One
12' 10" x 11' 0" (3.91m x 3.35m)
Window to rear aspect, radiator, stripped wooden floorboards.

Bedroom Two
12' 10" x 10' 0" (3.91m x 3.05m)
Window to front aspect, radiator, character fireplace, stripped wooden floorboards, built-in wardrobe.

Outside
Front - Small foregarden enclosed by low brick walling.

Rear - Mostly lawn with several patio areas, outside tap, enclosed by wooden fencing with gated side pedestrian access.

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

Council Tax
We understand the council tax is band A (£1,687 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.

