CHARLES ORLEBAR

Estate Agents & Auctioneers



105 Wharf Road, Higham Ferrers, Northamptonshire, NN10 8BH

£375,000

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105 Wharf Road

Higham Ferrers, NN10 8BH

£375,000

- 3 bedrooms
- 2 reception rooms
- Utility room
- Over 100ft garden
- Bathroom
- Kitchen
- Some photos are virtually staged
- No chain



Situated on the ever-popular Wharf Road in the historic market town of Higham Ferrers, this well-presented three-bedroom detached home offers move-in-ready accommodation, generous outdoor space and exciting potential for future extension or enhancement, subject to the necessary permissions.

Set back from the road, the property benefits from off-road parking and a garage, while inside you'll find well-proportioned living accommodation ideal for families, professionals and those looking for a home they can grow into over time.

A particular highlight is the impressive rear garden extending to over 100ft in length, providing a fantastic space for entertaining, gardening or simply enjoying the outdoors. The size of the plot also offers excellent scope for future extension opportunities, allowing purchasers to create their dream home if desired.

The location is equally impressive. Higham Ferrers High Street is within easy walking distance, offering a range of shops, cafés, pubs and everyday amenities. Nature lovers will appreciate the beautiful riverside and countryside walks accessed at the bottom of Wharf Road, while a convenient shortcut provides easy access to Rushden Lakes with its extensive shopping, leisure and dining facilities. Families are also well catered for, with local schools within walking distance.

Offered to the market with no onward chain, this is a rare opportunity to secure a detached home on a generous plot in one of the area's most desirable locations.

Early viewing is highly recommended.





Hall	
Dining Room	13'1" x 11'11" (4.00 (3.99) x 3.64 (3.63))
Living Room	17'9" x 10'11" (5.41 x 3.32 (3.33))
Kitchen	9'11" (9'10") x 7'4" (3.01 (3.00) x 2.24)
Utility	9'10" x 6'7" (2.99 (3.00) x 2.00 (2.01))
WC	
Landing	
Bedroom 1	13'9" x 11'11" (4.18 (4.19) x 3.64 (3.63))
Bedroom 3	10'9" x 6'11" (3.27 (3.28) x 2.11)
Bedroom 2	10'11" x 10'9" (3.33 x 3.27 (3.28))
Bathroom	
Garden	







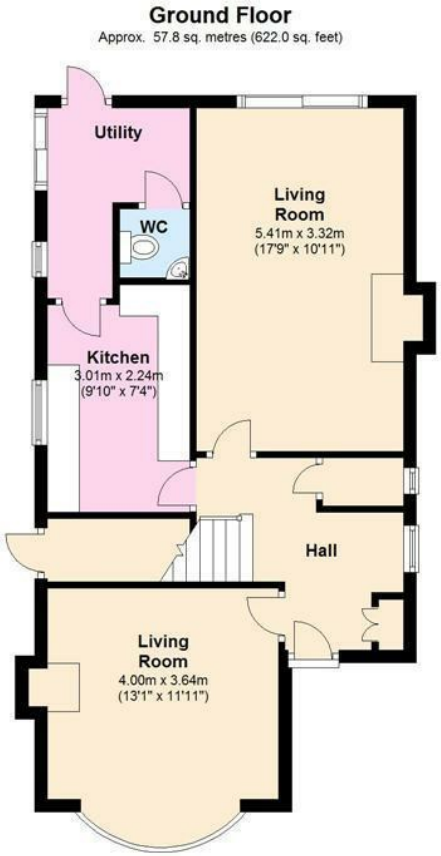

Station Rd
A6
A45
Higham Ferrers
River Nene
WARMONDS HILL
Liberty Wy
Northampton Rd
Higham Rd
John Clark Way
Liberty
Airbus, Landsat / Copernicus, Maxar Technologies

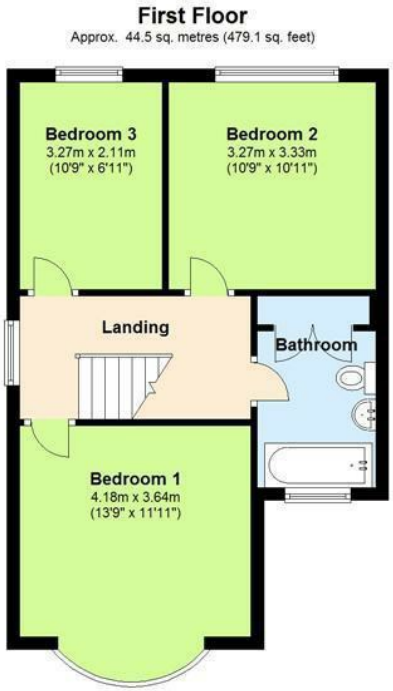






Floor Plans

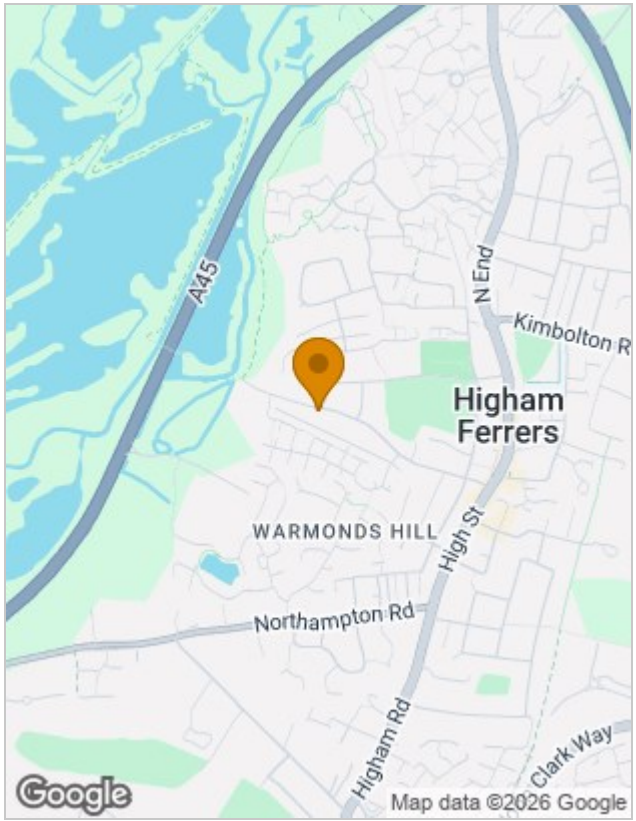




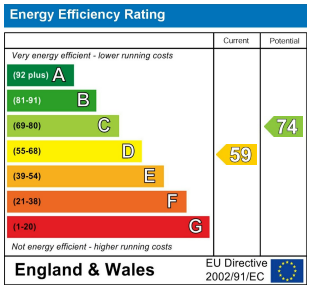
Total area: approx. 102.3 sq. metres (1101.1 sq. feet)

Our floorplans are for visual perspective only and are not to scale. They should not be relied upon for exact rendition of the interior layout and proportion. Wall thickness, door hangs, converging walls and chimney stacks may not be shown.
Plan produced using The Mobile Agent.

Location Map



Energy Performance Graph



Council Tax Band: D
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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