



**44 Russell Way, Higham Ferrers, Northamptonshire, NN10 8EJ**

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Northamptonshire, NN10 8EJ**

**£340,000 Freehold**



Situated in a sought after cul-de-sac location, within a pleasant walk to the town centre and other local amenities, sits this individual 1970's constructed detached bungalow on a good size plot. Boasting two double bedrooms, bathroom with separate shower, a good size lounge, modern kitchen/breakfast room and a further separate WC. Externally, you will find a private, mature, south facing rear garden, single detached garage and off road parking for several vehicles. Early viewing advised.

- **Sought After Residential Area**
  - **360° walkthrough available**
  - **Kitchen / Breakfast Room**
- **Replacement Windows and External Doors Installed in 2012**
  - **Garage & Off Road Parking**
- **Cul-De-Sac Location**
  - **Two Double Bedrooms**
    - **Lounge**
- **Large, South Facing Rear Garden**
  - **Energy Efficiency Rating - D68**



## Location

Russell Way can be found off Roland Way and Meadow Drive. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## Council Tax Band

C

## Energy Rating

Energy Efficiency Rating - D68

Certificate number - 2130-6407-7070-9107-6391

## Accommodation

### Hall

### Cloakroom / WC

### Lounge 23'1" x 11'11" (7.04m x 3.62m)

Maximum measurement.

### Inner Hall

Loft access.

### Kitchen / Breakfast Room 15'9" x 11'10" (4.80m x 3.61m)

Minimum measurement, plus door recess.

Ideal Logic gas fired boiler, installed in 2015 approx.

Kitchen units re-fitted 2/3 years ago. Worktops and tiling still to be changed/re-fitted, if so required. Vendor has the worktops at the property and will leave for any buyer should they wish to keep them.

Fitted electric oven, gas hob and extractor. Space for appliances.

### Bedroom 1 12'0" x 11'10" (3.65m x 3.61m)

Maximum measurement.

### Bedroom 2 12'0" x 11'11" (3.65m x 3.62m)

Maximum measurement.

### Bath / Shower Room / WC

## Outside

### Front

A good depth of front garden and long driveway approach. Side gated accesses into rear garden.

### Garage 20'11" x 9'4" (6.39m x 2.85m)

Maximum measurement. Up and over door to front. Power and light connected, Side door. Two windows.

## Rear Garden

South facing, well established, of a good size and providing good privacy.

## Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit [www.mike-neville.co.uk/privacy](http://www.mike-neville.co.uk/privacy)

## Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

## Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

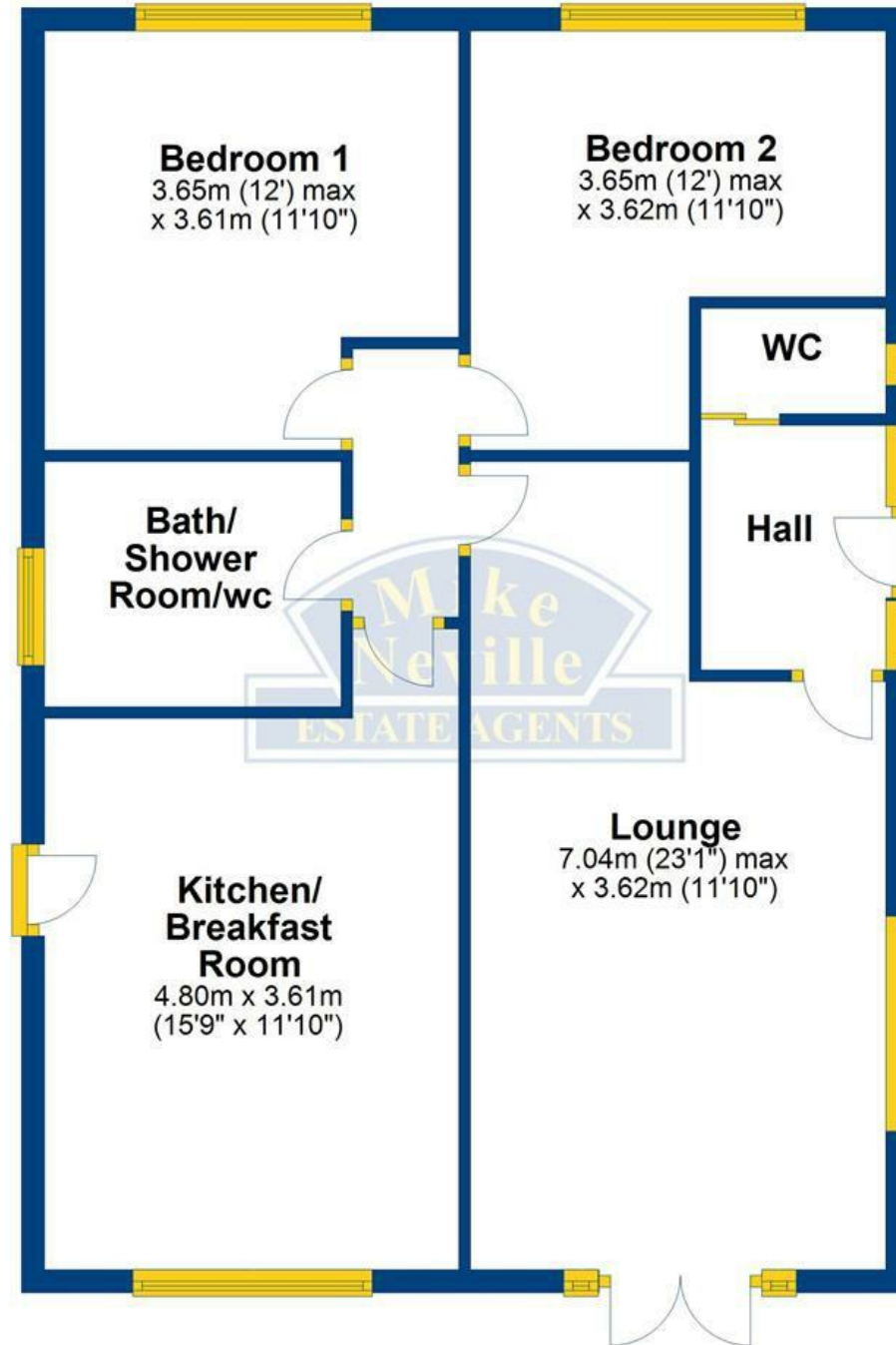
## Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.



## Ground Floor

Approx. 79.0 sq. metres (850.7 sq. feet)



Total area: approx. 79.0 sq. metres (850.7 sq. feet)













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