20 Gold Street
Podington, Northamptonshire NN29 7HX

Simpson & Weekley

Simpson and Weekley are delighted to offer to the market this stone and thatched cottage dating from the late eighteenth century. The cottage is situated in a no through lane in the sought after village of Podington which is a small, picturesque rural village in North Bedfordshire. The property comprises lounge with bay fronted window and feature fireplace, large cellar, inner hallway with original wide staircase with feature window seat, kitchen and bathroom. To the first floor there are two double bedrooms. Externally generous outbuildings (approx 27ft) which is has been granted planning permission for conversion into internal accommodation. To the rear of the property is a driveway for two cars and private courtyard. The property really must be viewed to appreciate the space and character throughout, please call us for more information or to book your viewing today. Council tax band: C. EPC rating: awaiting.
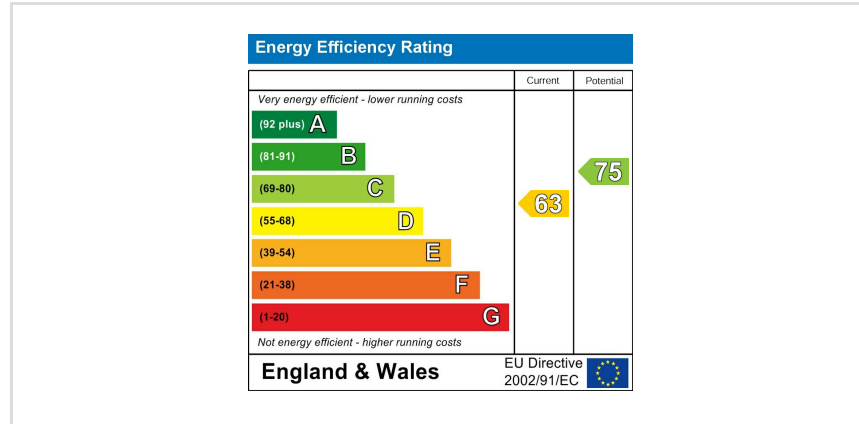

Asking Price £225,000

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GROUND FLOOR

1ST FLOOR

8'4" x 4'3"
2.53m x 1.30m

BEDROOM 2
13'8" x 5'8"
4.17m x 1.73m

CUPBOAR

KITCHEN
10'8" x 10'6"
3.26m x 3.20m

BEDROOM 1
9'9" x 9'2"
2.98m x 2.79m

LANDING

DOWN

LOUNGE
18'2" x 13'7"
5.54m x 4.15m

UP

HALLWAY

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			75
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive
2002/91/EC

When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.

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