



36 High Street
Great Doddington, NN29 7TQ



Simpson & Weekley

Nestled in the village of Great Doddington, this charming Grade II listed semi detached cottage is a delightful blend of history and character. Dating back to the 17th century, this two bedroom home offers a unique opportunity to own a piece of heritage in a picturesque setting. The property features a welcoming living room and a well appointed kitchen on the ground floor. Ascend to the first floor, where you will find bedroom one, accompanied by a luxurious four piece bathroom complete with a stunning roll-top bath. The second floor houses bedroom two, along with a cleverly concealed storage room, providing ample space for your belongings. A striking bookcase that reaches the height of the first two floors adds a touch of elegance and serves as a wonderful focal point. The cottage is adorned with many period features that enhance its charm, including a thatched roof, stripped floorboards, exposed stone walls, and beautiful exposed beams, all of which tell a story of its rich history. Outside, a quaint garden lies adjacent to the front of the property, offering a serene space to enjoy the outdoors.

EPC 68/D. Council tax band B.

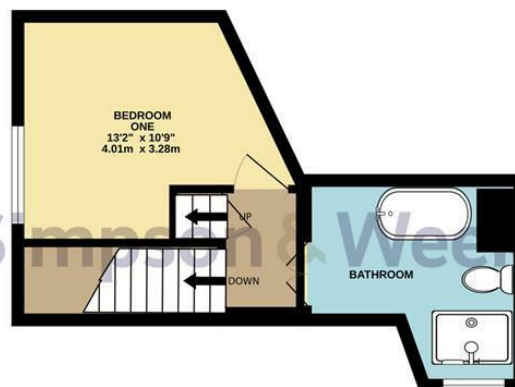
Asking Price £250,000



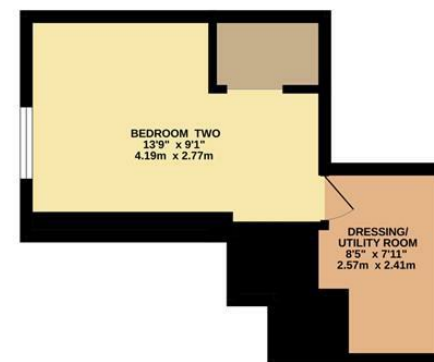
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

68 76



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