

6 Orchard Way, Cogenhoe, Northamptonshire, NN7 1LZ



£325,000 Freehold

Nestled in the charming village of Cogenhoe, this delightful extended semi-detached family home is a true gem waiting to be discovered. Boasting three reception rooms, three bedrooms, and a four-piece bathroom, this property offers ample space for comfortable living. Situated in this highly sought after location, residents can enjoy the tranquillity of village life while still having prime access to nearby Northampton for all amenities and entertainment options. The absence of an onward chain means a smooth transition for the new owners, as our vendor client is now ready to move in to their new property. This property is a rare find and the unique layout and spacious rooms make this home perfect for families looking to settle in a welcoming community.

The property, it is fair to say, does require updating to one's own taste, as reflected in the attractive asking price. In conclusion, a viewing of this property is essential to truly appreciate all that it has to offer. Don't miss out on the opportunity to make house your new home in the heart of Cogenhoe.

Location

Running parallel to Station Road, and situated between Bramley Close and York Avenue. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Cogenhoe

The Village provides good facilities, with both Church of England and Methodist Churches, a Public House, a Post Office and General Store, a Village Hall and the Recreation Ground for bowling, cricket and football clubs. Cogenhoe boasts a Primary School and there is secondary education available at Wollaston School and Northampton.

Council Tax Band

C

Energy Rating

Energy Efficiency Rating - B84

Certificate number - 0320-2147-0137-7008-1473

Solar Panels

The solar panels are owned by our vendor client and are being left as part of the sale. The existing tariff for the solar panels will also stay. Currently provides around a £700.00 rebate per annum and provides our vendor client with cheaper electric throughout the year. Our vendor clients' current outgoings for gas and electricity combined, we are advised, are around £1,000.00 per annum total.

N.B

Under Section 21 of the Estate Agents Act 1979 we are required to disclose that the seller of this property is a close relation to an employee of Mike Neville Estate Agents.

Ben Coles, Apprentice at Mike Neville Estate Agents, is a close relation of the seller of this property.

N.B

Many fixtures and fittings can be included as part of a sale, if so required, and possibly subject to additional negotiation.

Accommodation

Ground Floor

Porch

Hall

Ground Floor Cloakroom / WC

Lounge

17'0" x 11'5" (5.17m x 3.48m)

Feature fireplace.

Dining Room

7'11" x 8'6" (2.41m x 2.59m)

Kitchen

12'2" x 8'6" (3.70m x 2.59m)

Plus two storage cupboards. Space and plumbing for appliances.

Sitting Room

17'9" x 8'10" (5.42m x 2.71m)

First Floor

Landing

Loft ladder access to boarded loft space. Within the loft there

is a modern (2 years old) gas fired boiler for central heating and hot water.

Bedroom 1

12'4" x 8'11" (3.76m x 2.71m)

Minimum measurement, plus build in wardrobes.

Bedroom 2

10'10" x 10'10" (3.31m x 3.29m)

Bedroom 3

8'6" x 9'2" (2.60m x 2.80m)

Bath / Shower Room / WC

Outside

Front

Established front garden and driveway approach.

Garage

20'0" x 7'11" (6.09m x 2.41m)

Minimum measurement, plus recess. Power and light connected. Electric door to front. Door to/from rear garden.

Rear

Store 1

Store 2

Workshop

4'6" x 9'1" (1.37m x 2.78m)

Maximum measurement.

Rear Garden

A large, mature rear garden, being fully enclosed. Side gated access.

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

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

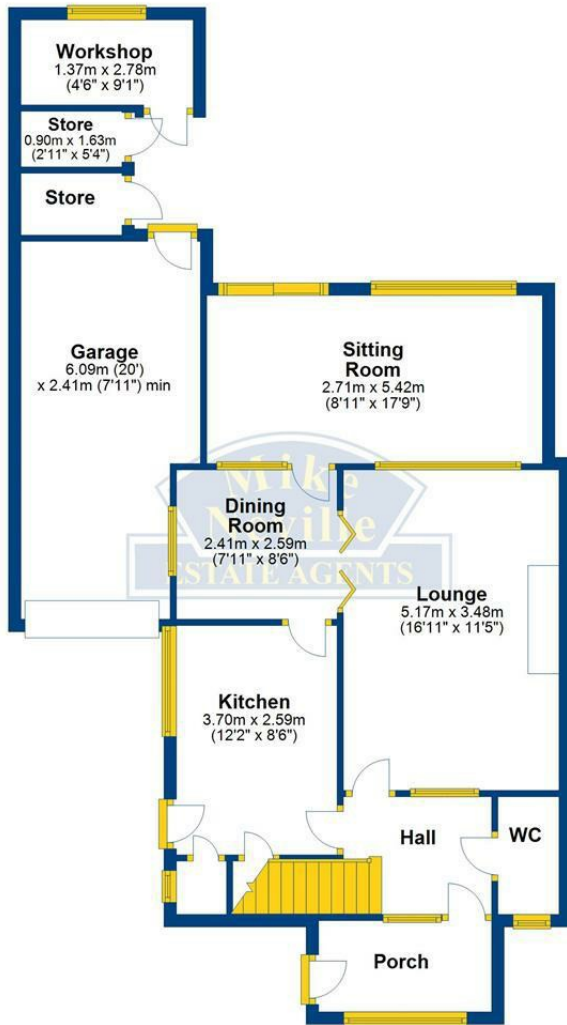
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

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.

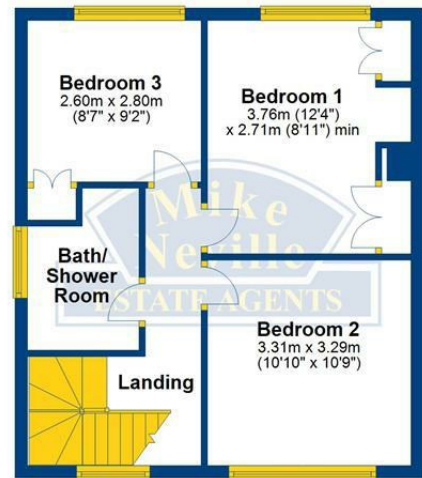
Ground Floor

Main area: approx. 63.9 sq. metres (687.5 sq. feet)
Plus outbuildings, approx. 23.8 sq. metres (256.5 sq. feet)



First Floor

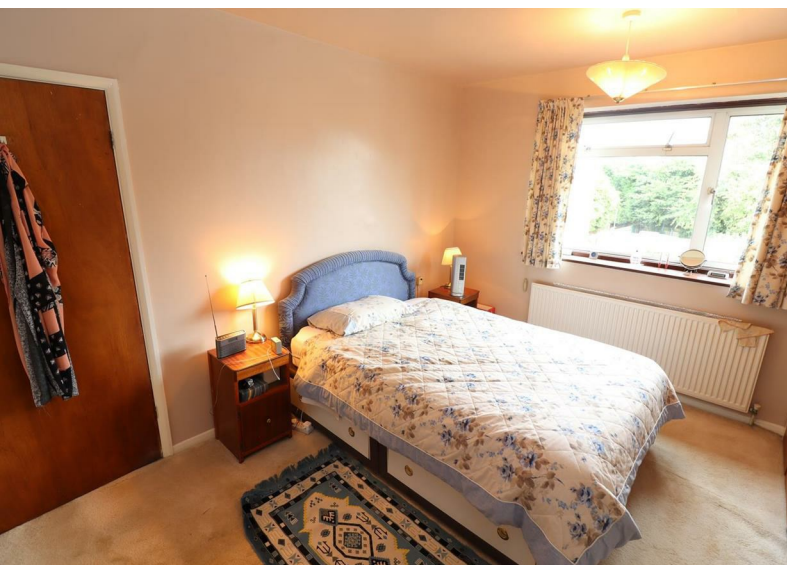
Approx. 44.4 sq. metres (478.0 sq. feet)



Main area: Approx. 108.3 sq. metres (1165.4 sq. feet)
Plus outbuildings, approx. 23.8 sq. metres (256.5 sq. feet)











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