



**45 West Street, Weedon, Northampton, NN7 4QU  
£260,000 Freehold**

A deceptively spacious, two bedroom semi detached Victorian property, located in a central position in the charming village of Weedon, close to local amenities. The accommodation comprises entrance hall, lounge/ dining and kitchen to the ground floor. The first floor hosts two double bedrooms and a bathroom. Outside to the rear features an enclosed garden backing on to the River Nene with access to the garage & greenhouse. EPC Rating: TBC. Council Tax Band: C

**Village Location | No Upper Chain | In Need of Modernisation | Semi Detached Victorian Home | Large Rear Garden | Spacious Two Bedroom**

**modern marketing · traditional values**

### ENTRANCE HALL

Entry via uPVC double glazed door to front elevation. Radiator. Tiled floor. Stairs rising to first floor. Door to:

### LOUNGE/DINING ROOM 7.06m x 3.40m (23'2 x 11'2)

uPVC double window to front elevation. uPVC double glazed window to rear elevation. Radiator. Wall mounted fireplace. Built in storage cupboards.

### KITCHEN 3.99m x 2.67m (13'1 x 8'9)

Two windows to side elevation. Radiator. Built in wall mounted and base level cupboards and drawers with roll top work surface over. Space for white goods. Tiling to splash back areas. Stainless steel sink and drainer unit.

### FIRST FLOOR LANDING

Loft hatch access. Window to side elevation. Radiator. Doors to:

### BEDROOM ONE 3.45m x 4.52m (11'4 x 14'10)

Two uPVC double glazed windows to front elevation. Radiator.

### BEDROOM TWO 3.48m x 2.64m (11'5 x 8'8)

Double glazed window to rear elevation. Radiator.

### BATHROOM 3.02m x 2.69m (9'11 x 8'10)

Obscure double glazed window to side elevation. Three piece suite comprising low level WC, wall mounted wash hand basin and panelled bath with shower over. Tiled walls. Radiator. Airing cupboard.

### OUTSIDE

### SIDE GARDEN

Slabbed driveway parking for two cars with access to garage. Enclosed with iron gates. Greenhouse.

### REAR GARDEN

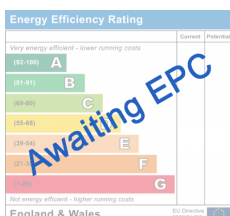
In need of landscaping. Fencing to perimeters. Access to brick built outhouse formerly used as a WC and shed. Running stream at the bottom of the garden.

### GARAGE

Up and over door.

### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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### Ground Floor

Approx. 42.1 sq. metres (452.9 sq. feet)

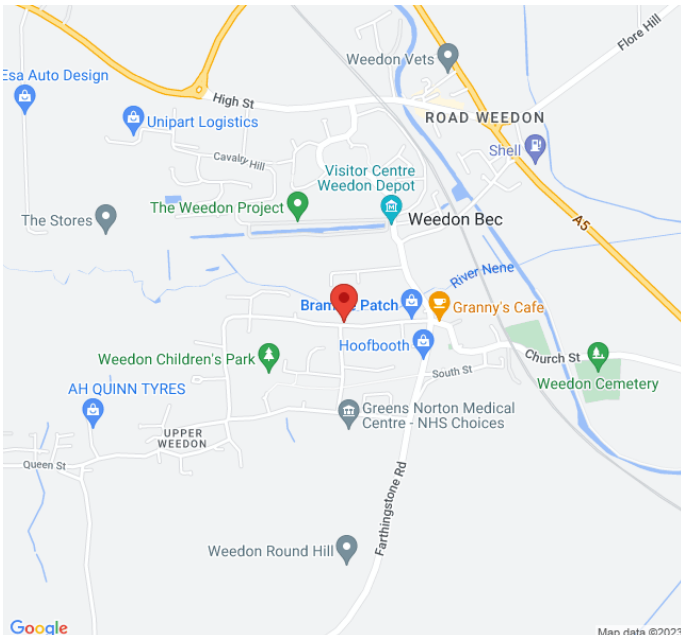


### First Floor

Approx. 39.9 sq. metres (429.0 sq. feet)



Total area: approx. 81.9 sq. metres (881.8 sq. feet)



## LOCAL AREA INFORMATION

Weedon Bec, more commonly known just as Weedon, along with Lower Weedon and Upper Weedon, were once three distinct villages but have now merged to form one large village. Lying close to the source of the River Nene and situated at the crossroads of the A5 and A45 main roads, it is rich in history and amenities with the village church of St Peter and St Paul sitting at the south of the village overlooked by both the Grand Union Canal embankment and West Coast mainline viaduct. A former Napoleonic War era Military Ordnance Depot also sits next to the canal and remains in use today for storage and light industry. A number of pubs, cafes and shops (predominantly dealing in antiques and speciality items) are located near the crossroads and other village amenities include pre and primary schools, doctor's surgery, dentist, sports clubs and a regular bus service to both Daventry and Northampton. The latter also offers a mainline rail service to London Euston and Birmingham New Street which can also be accessed at Long Buckby.

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