



22 South Street, Weedon, Northamptonshire, NN7 4QP
Offers In Excess Of £260,000 Freehold

A well presented and charming two double bedroom terraced cottage, tucked away on a quiet village road. There are a range of original features, including the original fireplaces. Located in the desirable village of Weedon. The accommodation comprises hall, lounge, dining room and kitchen. The first floor has two double bedrooms and a bathroom. Outside is a south facing garden with countryside views. EPC Rating: TBC. Council Tax Band: B.

Character Features | Desirable Village Location | Gas Radiator Heating | uPVC Double Glazing | Low Maintenance South Facing Rear Garden | Countryside Views

modern marketing · traditional values

ENTRANCE HALL

Wooden obscure entrance door with glass panels.
Understairs storage. Door to:

LOUNGE 3.35m x 3.35m Min (11'0 x 11'0 Min)

Max

uPVC double glazed window to front elevation.
Radiator. Original wooden floorboards. Log burner.
Brick fireplace.

DINING ROOM 3.35m x 2.31m (11'0 x 7'7) Max

uPVC double glazed window to rear elevation.
uPVC door with double glazed panels to garden.
Radiator. Built in storage.

KITCHEN 2.21m x 1.47m (7'3 x 4'10)

uPVC double glazed window to rear elevation. Wall
and base units with roll top work surfaces over.
Composite sink with stainless steel tap. Double
oven, induction hob and extractor. Tiling to splash
back areas. Wood effect flooring.

FIRST FLOOR LANDING

Radiator. Doors to:

BEDROOM ONE 3.76m x 3.35m (12'4 x 11'0)

Two uPVC double glazed windows to front
elevation. Radiator. Cast iron Victorian fireplace.
Two built in wardrobes.

BEDROOM TWO 3.33m x 2.51m (10'11 x 8'3)

uPVC double glazed window to rear elevation.
Radiator. Cast iron Victorian fireplace. Built in
wardrobe.

BATHROOM 2.31m x 1.47m (7'7 x 4'10)

uPVC obscure double glazed window to rear
elevation. Heated towel rail. Suite comprising low
level WC, pedestal wash hand basin and bath with
shower over. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

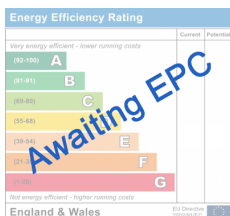
Lawn and planted. Path to front door.

REAR GARDEN

Patio entertaining area. Border with shrubs and
small tree to one side. Low maintenance gravel.
South facing. Outbuilding. Enclosed by fencing.

DRAFT DETAILS

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

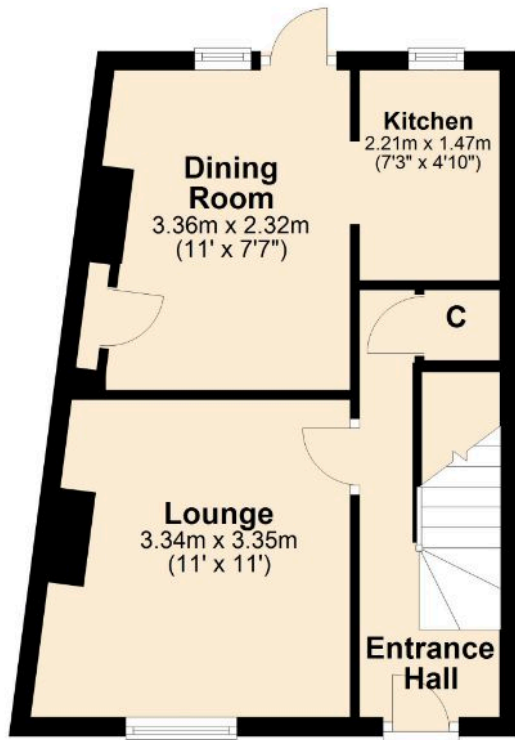


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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.

22 South Street, Weedon, Northamptonshire NN7 4QP
Offers In Excess Of £260,000 Freehold

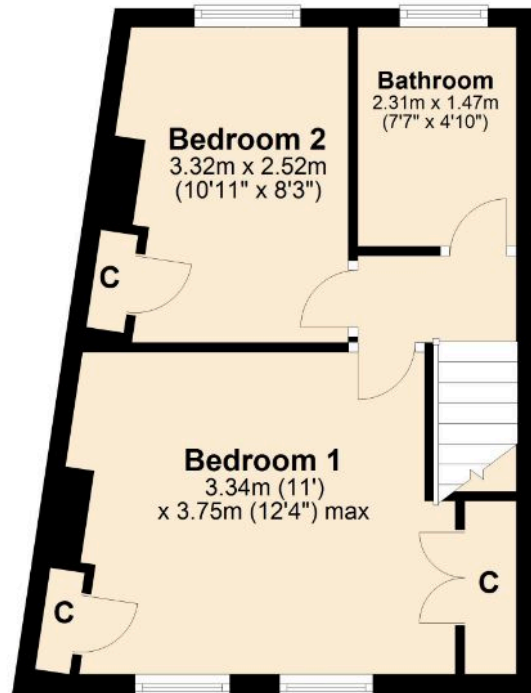
Ground Floor

Approx. 30.7 sq. metres (330.0 sq. feet)

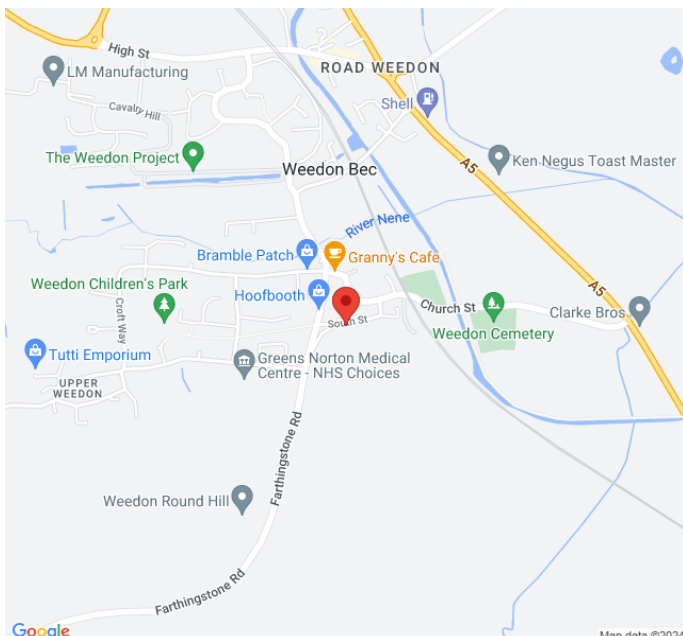


First Floor

Approx. 30.7 sq. metres (330.1 sq. feet)



Total area: approx. 61.3 sq. metres (660.1 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.

22 South Street, Weedon, Northamptonshire NN7 4QP
Offers In Excess Of £260,000 Freehold

