



8 Prince Of Wales Row, Moulton, Northampton, NN3 7UN
£300,000 Freehold

Located within close proximity to the village centre is this extended three bedroom period property that has been tastefully modernised whilst retaining character features to include stripped pine internal doors. The accommodation is set over two floors and comprises lounge with fireplace and stone hearth, utility area with downstairs W/C and a good sized kitchen/dining area with French doors leading to the rear garden. To the first floor there are two double bedrooms and a good sized single room and the family bathroom. Externally there is a well portioned enclosed rear garden which is mainly laid to lawn with patio area which is perfect for outside entertaining on the warmer evenings. Viewing is essential to appreciate what this property has to offer. EPC Rating: D. Council Tax Band: C

Character Cottage | Heart Of The Village | Three Bedrooms | Utility Area | Mature Rear Garden
| No Onward Chain

modern marketing · traditional values

ENTRANCE

Enter via a wooden door with glass insets into lounge area.

LOUNGE 5.00m x 3.28m (16'5 x 10'9)

uPVC double glazed window to front elevation. Radiator. Fireplace. Storage cupboard. Stairs rising to first floor. Doors to utility and kitchen.

UTILITY/WC 2.54m x 2.08m (8'4 x 6'10)

uPVC double glazed window to rear elevation. Door to side elevation. Fitted cupboards with space for washer/dryer. White sink with mixer tap and low level W/C.

KITCHEN/DINING ROOM 6.02m x 3.51m (19'9 x 11'6)

uPVC double glazed window to front elevation. uPVC double glazed French doors to rear elevation. Fitted kitchen comprising of wall and base units with work surface over. One and a half bowl stainless steel sink and drainer. Integrated electric oven with gas hob. Integrated dishwasher and space for fridge freezer. Further base storage units to dining space.

FIRST FLOOR LANDING

uPVC double glazed window to rear elevation. Doors to:

BEDROOM ONE 3.05m x 3.53m (10'0 x 11'7)

uPVC double glazed window to front elevation. Radiator.

BEDROOM TWO 3.33m x 2.46m (10'11 x 8'1)

uPVC double glazed window to front elevation. Radiator. Cast iron feature fireplace.

BEDROOM THREE 2.74m x 3.43m (9'4 x 11'3)

uPVC double glazed window to rear elevation. Storage cupboard housing boiler. Newly installed combination boiler.

BATHROOM

uPVC double window to rear elevation. Heated towel rail. Comprising of white suite and low level W/C, pedestal wash hand basin and bath with shower over. Fully tiled.

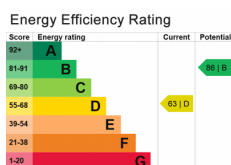
OUTSIDE

REAR GARDEN

Patio laid immediately adjacent to rear accessed via both kitchen/dining room and utility area. The remainder of the garden is laid to lawn with tree and shrub borders. Garden enclosed by wooden panels. Brick and hedge bin storage area to rear. Brick shed with corrugated roof.

DRAFT DETAILS

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

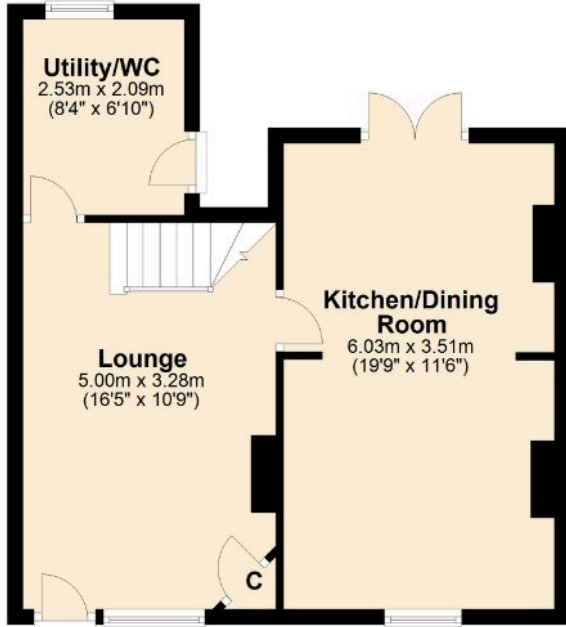


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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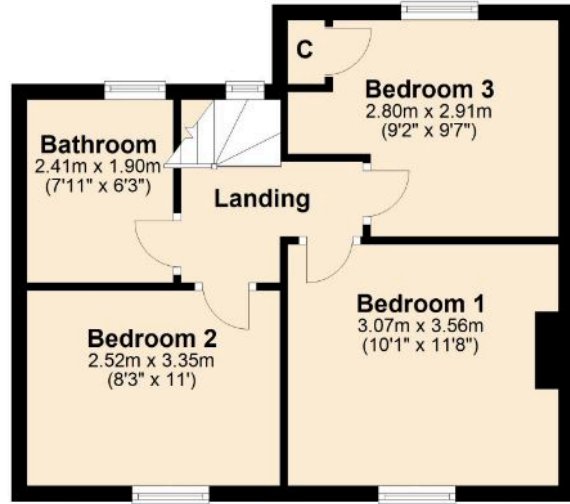
Ground Floor

Approx. 43.5 sq. metres (468.0 sq. feet)

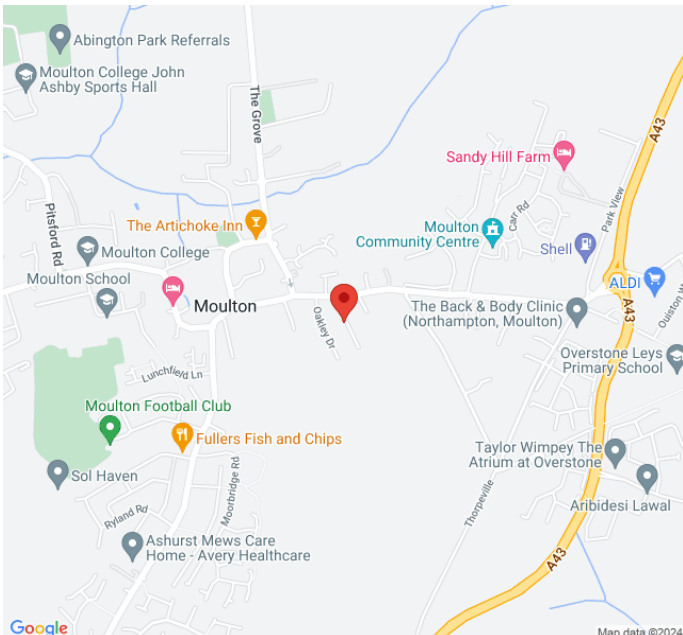


First Floor

Approx. 38.2 sq. metres (411.5 sq. feet)



Total area: approx. 81.7 sq. metres (879.5 sq. feet)



LOCAL AREA INFORMATION

Moulton is a large village 4 miles north of Northampton with an eclectic mix of properties ranging from stone built cottages on narrow winding lanes to modern developments. Services and amenities are also diverse and include primary and secondary schools, an agricultural college which incorporates an animal therapy centre, church, Methodist chapel, theatre, doctors surgery, chemist, library, supermarket, general stores, post office, petrol station, public houses, Moulton club and a cafe. Supporting a variety of community groups, Moulton also has a Community Centre with cafe, and leisure centre. With Moulton Park Industrial Estate bordering the south west edge of the village, main road access is well catered for by the A43 and A45 ring roads, which link to A14 (M6) and M1 J15 respectively, and mainline rail access from Northampton to London Euston and Birmingham New Street.

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