



**8 Station Road, West Haddon, Northampton, NN6 7AU**  
**Guide Price £225,000 Freehold**

**OPEN HOUSE SESSIONS: Saturday 27th April 10-11am & Saturday 4th May 11-12am. By appointment only. Sealed bids invited no later than 12 noon on Tuesday 7th May.**

A three bedroom semi detached house in need of modernisation. It has a porch, hall, lounge / dining room, kitchen, wet room, three bedrooms and bathroom. There is a driveway, partial garage and rear garden. The property has uPVC double glazing and is offered with no chain.

EPC Rating TBC. Council Tax Band C.

**Three Bedroom Semi Detached | In Need Of Modernisation | Bathroom & Wet Room | Parking  
| uPVC Double Glazing | No Onward Chain**

**modern marketing · traditional values**

## ENTRANCE PORCH

Entrance via front door. Door to:

## HALL

Electric heater. Stairs rising to first floor landing.  
Understairs storage cupboard.

## LOUNGE / DINING ROOM 3.61m max x 7.09m (11'10 max x 23'3)

uPVC double glazed windows and double doors to rear elevation. Electric heater. Fireplace with open chimney.

## KITCHEN 3.63m x 2.44m (11'11 x 8'0)

uPVC double glazed window to front elevation.  
uPVC double glazed door to side elevation. Fitted with a range of wall, base and drawer units. Built in oven, hob and extractor hood. One and a half bowl sink and drainer unit. Tiled splash backs.

## WET ROOM 2.49m x 2.44m (8'2 x 8'0)

Electric heater. Shower, WC and wash hand basin.  
Tiled splash backs.

## FIRST FLOOR LANDING

uPVC double glazed window to front elevation.  
Access to loft space. Eaves storage cupboard.

## BEDROOM ONE 4.24m x 3.45m (13'11 x 11'4)

uPVC double glazed window to rear elevation.  
Electric heater.

## BEDROOM TWO 3.61m x 3.53m (11'10 x 11'7)

uPVC double glazed window to rear elevation.  
Electric heater.

## BEDROOM THREE 3.68m x 2.29m (12'1 x 7'6)

uPVC double glazed window to front elevation.

## BATHROOM 2.11m x 2.41m (6'11 x 7'11)

uPVC double glazed window to side elevation.  
Electric heater. Suite comprising bath with shower over, WC and wash hand basin. Tiled splash backs. Airing cupboard.

## OUTSIDE

### FRONT GARDEN

Parking for one car.

### REAR GARDEN

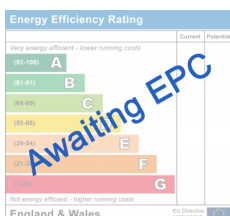
Paved and uncultivated areas.

### DRAFT DETAILS

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

### SMALL GARAGE

Up and over door.

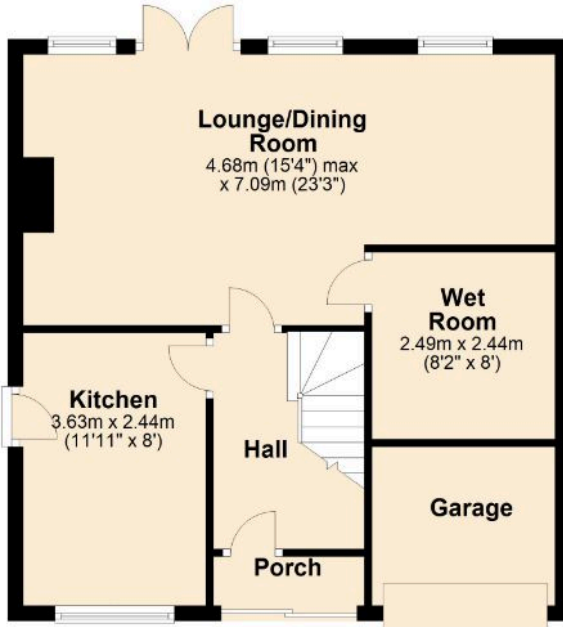


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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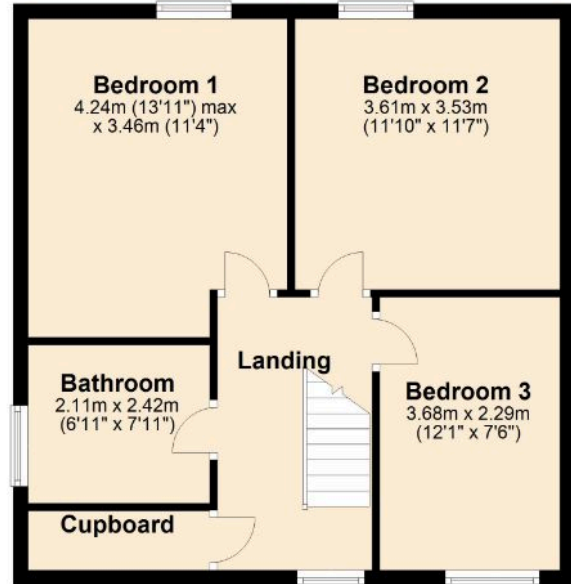
### Ground Floor

Approx. 53.4 sq. metres (574.3 sq. feet)

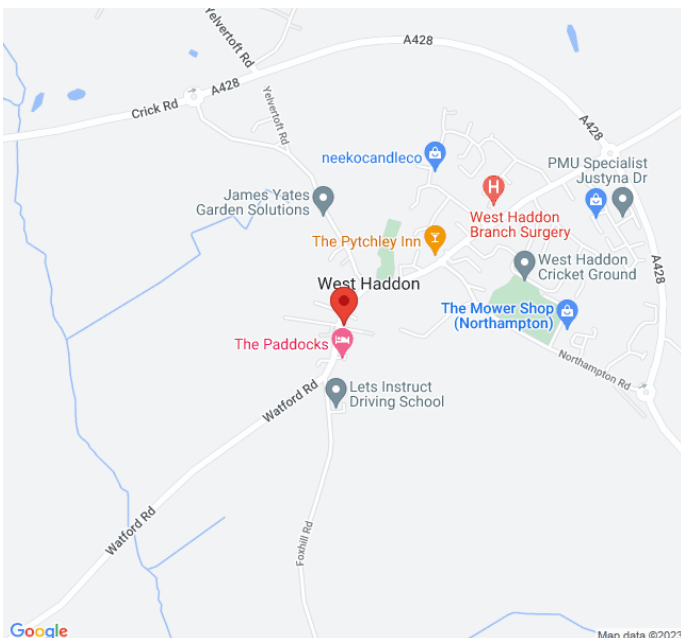


### First Floor

Approx. 51.7 sq. metres (556.4 sq. feet)



Total area: approx. 105.1 sq. metres (1130.8 sq. feet)



## LOCAL AREA INFORMATION

West Haddon is now bypassed by the A428 to the north of the village which in turn connects to M1 J18 just 3 miles away. The village has two churches and three watering holes, The Pytchley Hotel, The Sheaf Inn and The Crown Inn, as well as numerous sports facilities including a cricket pitch and pavilion, two tennis courts, two large playing fields and a bowls lawn. The village has its own primary school feeding to the nearest secondary school in Guilsborough, just 3 miles away, which also has a doctor's surgery, shop, public house, and fire station. Long Buckby, which is 3 miles away in the opposite direction, offers a library, small supermarkets and mainline train station with services to London Euston and Birmingham New Street. A public bus service also operates to Rugby, Daventry and Northampton, though for those who want to stay local there are over 25 clubs, societies and organisations with regular activities to choose from.

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