



14 Orchard Court, Pattishall, Northamptonshire, NN12 8JR
£245,000 Freehold

HIGHLY RECOMMENDED. An extended two bedroom, staggered, end of terrace property situated at the end of no through road adjoining open countryside, in the popular village of Pattishall. The property also benefits from an end plot meaning the garden extends to the side and rear, uPVC double-glazing, LPG central heating via a replacement combination boiler, entrance hall, fitted kitchen, extended lounge with patio doors into the garden, first floor landing with ladder loft access, two bedrooms and a bathroom. Outside, the front is laid to off road parking with garden extending to the side and rear enjoying countryside views. NO UPPER CHAIN. EPC Rating: E. Council Tax Band: B

Popular Village Location | Adjoining Open Countryside | Double Glazing & LPG Central Heating | Two Bedrooms | Off Road Parking & Lovely End Plot | No Chain

modern marketing · traditional values

ENTRANCE HALL

uPVC double glazed entrance door. Shelved cupboard housing consumer unit. Radiator. Wall mounted high level cupboard.

KITCHEN 2.11m x 2.67m (6'11 x 8'9)

Double glazed window to front elevation. Wall and base units. Work surfaces. Single drainer sink unit with mixer tap. Built in electric oven, hob, grill and filter hood. Space for washing machine and upright fridge/freezer.

LOUNGE/DINING ROOM 7.98m x 4.14m (26'2 x 13'7)

Double glazed window to side elevation. Double glazed patio doors to garden. Two radiators. Staircase rising to first floor landing with living space under. Wood laminate flooring.

FIRST FLOOR LANDING

Double glazed window to front elevation. Access to loft space.

BEDROOM ONE 3.45m x 3.15m (11'4 x 10'4)

Double glazed window to rear elevation. Radiator. Overstairs cupboard housing gas fired boiler and slatted shelving.

BEDROOM TWO 3.43m x 2.08m (11'3 x 6'10)

Double glazed window to front elevation. Radiator. Wood laminate flooring.

BATHROOM 2.26m x 1.91m (7'5 x 6'3)

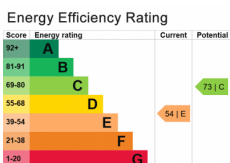
Obscure double glazed window to front elevation. Ladder style radiator. Suite comprising roll top bath with telephone style mixer tap and fixed shower attachment over, low level WC and pedestal wash hand basin. Extractor fan. Tiled floor. Tiled walls. Downlighters to ceiling.

OUTSIDE

Block paved off road parking. Lawn and conifer hedging. LPG gas tank access to the front. Side gate to side and rear garden with hardstanding for shed. Pedestrian gate onto rear access path serving the terrace.

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.

14 Orchard Court, Pattishall, Northamptonshire NN12 8JR
£245,000 Freehold

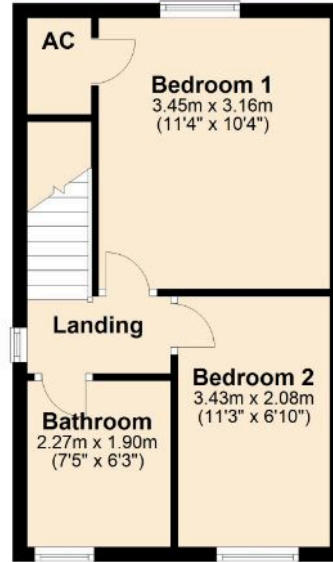
Ground Floor

Approx. 41.4 sq. metres (446.1 sq. feet)



First Floor

Approx. 30.0 sq. metres (322.6 sq. feet)



Total area: approx. 71.4 sq. metres (768.7 sq. feet)



LOCAL AREA INFORMATION

Pattishall parish comprises five villages and hamlets set in a rural area approximately 4 miles north of the market town of Towcester and 10 miles southwest of Northampton. Amenities are shared and include church, Baptist chapel, village hall, public houses and primary school. The nearest secondary school is Champion School, Bugbrooke less than 4 miles away whilst other services such as supermarkets, banks, medical centre, restaurants, take away foods and shops can be accessed either in Towcester or Northampton, 3 miles and 10 miles away respectively. Pattishall links directly to the A5 Watling Street roman road which in turn provides access to the A43 and A45 ring roads. The closest motorway junction M1 J15a is just 4 miles away at Rothersthorpe. In addition, mainline rail services to London Euston and Birmingham New Street can be accessed either at Long Buckby or Northampton stations, both 10 miles away.

14 Orchard Court, Pattishall, Northamptonshire NN12 8JR
£245,000 Freehold

