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Chapel Road, Weldon

£145,000 Freehold

BELVOIR!



Belvoir are pleased to offer this One Bedroom Cottage in the popular village of Weldon.

Lounge and kitchen to the ground floor. Spiral stairs to upper hallway, bathroom with shower over and one bedroom. The property benefits from gas central heating and double glazing. Allocated Parking.

It's not everyday you come across the opportunity to purchase a stone built cottage nestled away in the beautiful village of Weldon.

Weldon itself enjoys all the classics of living in a village community. Village Pub, thriving Cricket Club, beautiful rural walk ways set in the countryside, with local amenities close by to enjoy the benefits.

The ground floor comprises a kitchen with base fitted units with additional space for appliances, an open plan lounge area with a spiral staircase leading up to an ample sized upper hallway.

On to the first floor, we have a double bedroom with two fitted storage cupboards/wardrobe area, L-shaped bathroom with a three piece suite.

Externally, there is a gravel shared driveway with parking to the front of the property. There is no garden.

Currently tenanted and paying rent of £695pcm

EPC Rating D. Council Tax B.





Entrance Hall

Door to the front, tiled floor.

Living Area

3.52m x 6.86m (11'6" x 22'6")

Spiral staircase rising to the first floor, two windows to the side, tiled flooring, radiator.

Kitchen Area

1.92m x 4.28m (6'4" x 14'0")

Window to front, space and plumbing for appliances, base units with work surface over, stainless steel sink and drainer, tiled flooring, ceiling spot lights

First Floor Landing

Doors to the bathroom and Master bedroom, laminate flooring, iron banister rails with a spiral staircase leading to the ground floor.

Master Bedroom

2.56m x 3.68m (8'5" x 12'1")

Window to the side aspect, two storage/wardrobe cupboards, radiator.



Bathroom

Window to the side aspect, panel bath with shower over and glass screen, WC, pedestal sink, wall mounted boiler, radiator.

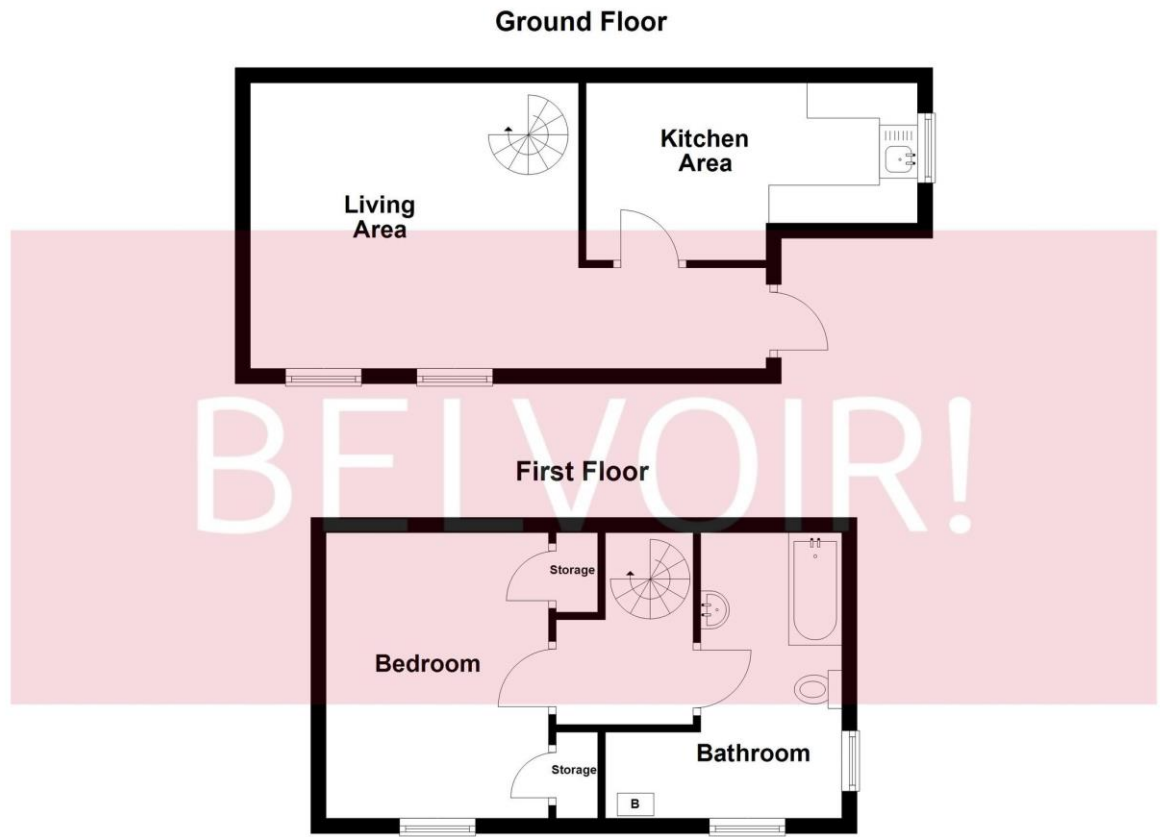
Outside

This property does not have a garden. It is accessed via a shared driveway with space for parking to the front of the property.

Agents Notes

Currently tenanted and paying rent of £695pcm

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Contact us today to arrange a viewing...

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