



HOWKINS &
HARRISON

**The Bakehouse, 13 West End, West Haddon, Northamptonshire,
NN6 7AY**

Guide Price £180,000

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A unique detached dwelling situated in the heart of the sought after village of West Haddon, offered for sale as an ideal first time buy or investment opportunity.

Ground Floor

The accommodation is approached through a hardwood door into the dining room where the stairs rise to the first floor accommodation, with an understairs cupboard. Double doors lead into the kitchen where there are a range of modern cabinets, working surfaces incorporating a sink unit, gas hob and oven, built in fridge/freezer and plumbing for washing machine. The sitting room overlooks and leads on to the rear courtyard garden and features a fireplace with burner.

First Floor

The first floor has a double bedroom, first floor study/dressing room and bathroom.

Outside

There is a rear courtyard garden which is paved with gated pedestrian access.

Floorplan

Howkins & Harrison provide these plans for reference only - they are not to scale.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

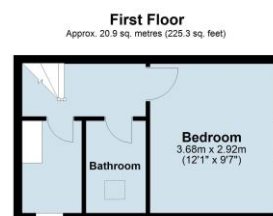
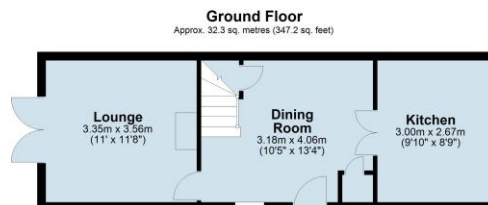
Services

None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

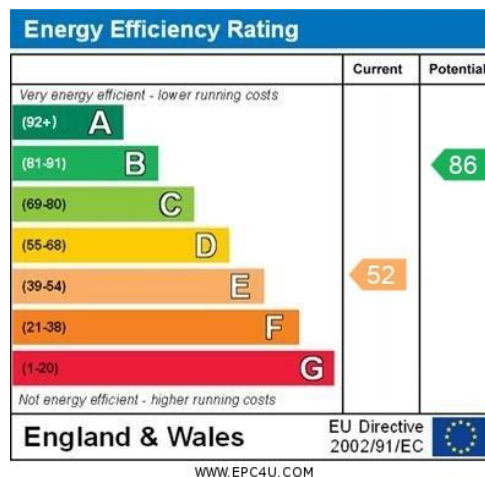
Local Authority

West Northamptonshire Council. Daventry Area - Tel: 0300-1267000

Council Tax Band- B



Total area: approx. 53.2 sq. metres (572.4 sq. feet)



Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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