



The Old Post Office • Duddington





## The Old Post Office • Duddington • PE9 3QE

### Location

The conservation village of Duddington is in rural east Northamptonshire, approximately 5 miles from Stamford and 14 miles from Peterborough where there are regular trains to London Kings cross with a duration of 55 minutes.

### Property

A detached, two storey stone built property built by the Duddington estate during the 19th century as a model estate post office with adjoining cottage. The property was refurbished in 1990. The Old Post Office sits in a plot of 0.08 acres (0.03 hectares).



### The accommodation briefly compromises:

- Entrance Hall
- Two Reception Rooms
- Kitchen/Breakfast Room
- Bathroom
- W/C
- Two First Floor Bedrooms
- Single Garage
- Off Road Parking
- Oil Fired Central Heating
- Secondary Glazing

### Notes

1. Access will be granted over the estate road subject to 50% contribution to its upkeep.
2. Rights will be granted for all existing services over the estate road.

### Local Authority

East Northamptonshire Council  
Thrapston, Northants. NN14 4LZ  
[www.east-northamptonshire.gov.uk](http://www.east-northamptonshire.gov.uk)  
01832 742000

### Council Tax

Band D - 2014/15 £1428.94





## Viewing

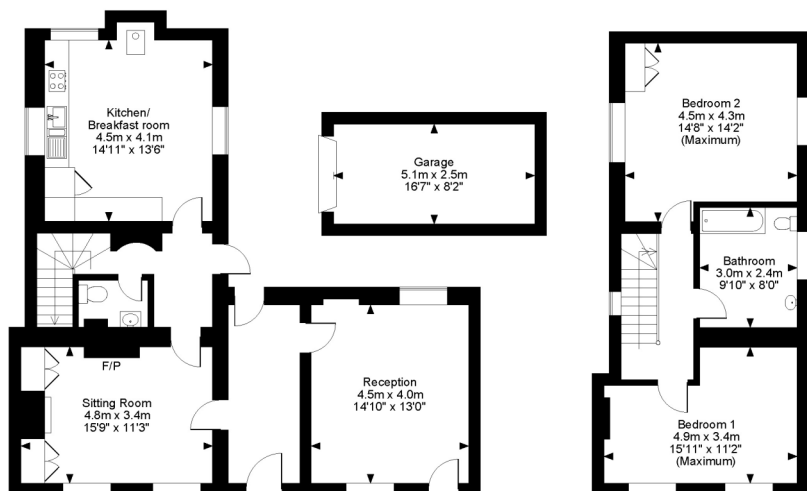
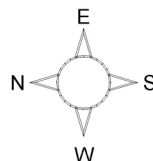
Viewing is strictly by appointment with Berrys.

### The Old Post Office, High Street, Duddington

Old Post Office = 1374 Sq Ft/127 Sq M

Old Post Office Garage = 136 Sq Ft/13 Sq M

Total = 1510 Sq Ft/140 Sq M

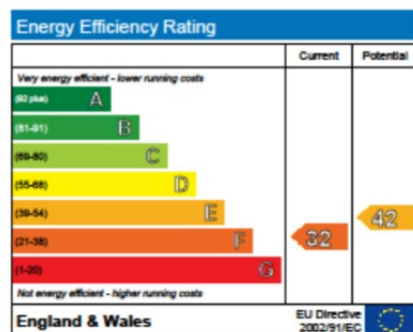


### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

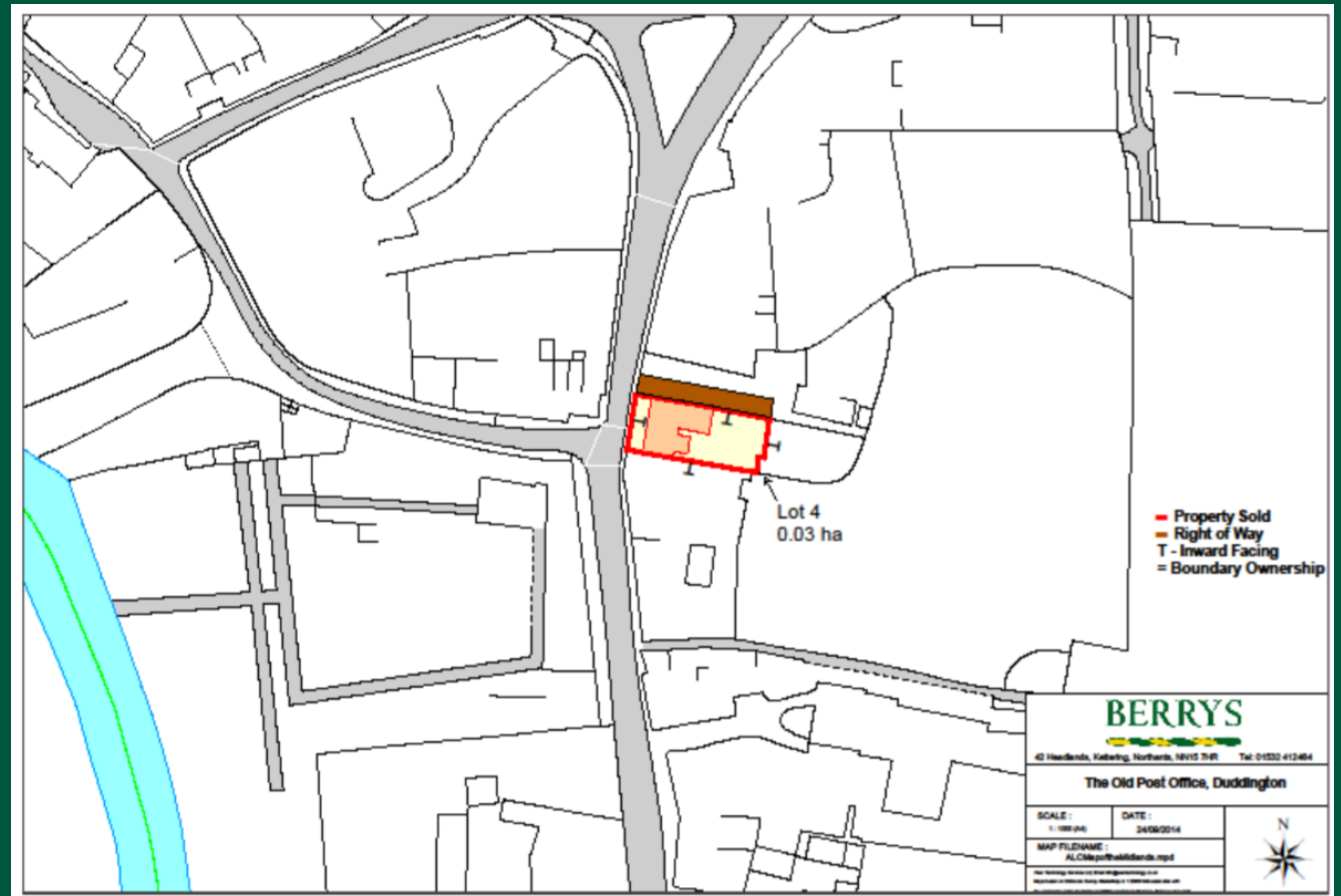
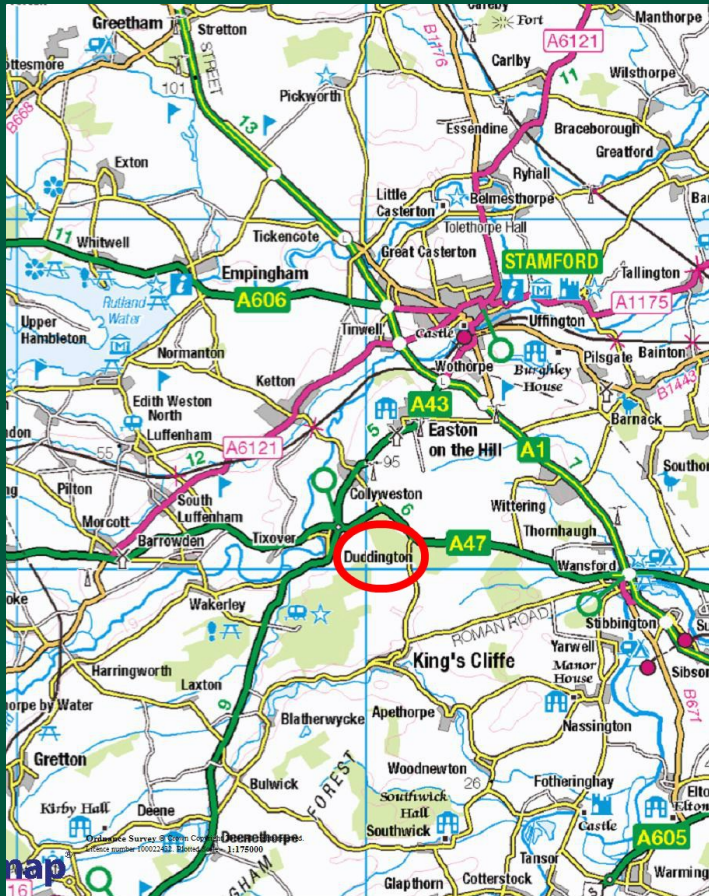
The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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# BERRYS

42 Headlands, Kettering,  
Northamptonshire, NN15 7HR

01536 532376

kettering@berrybros.com

www.berrybros.com

