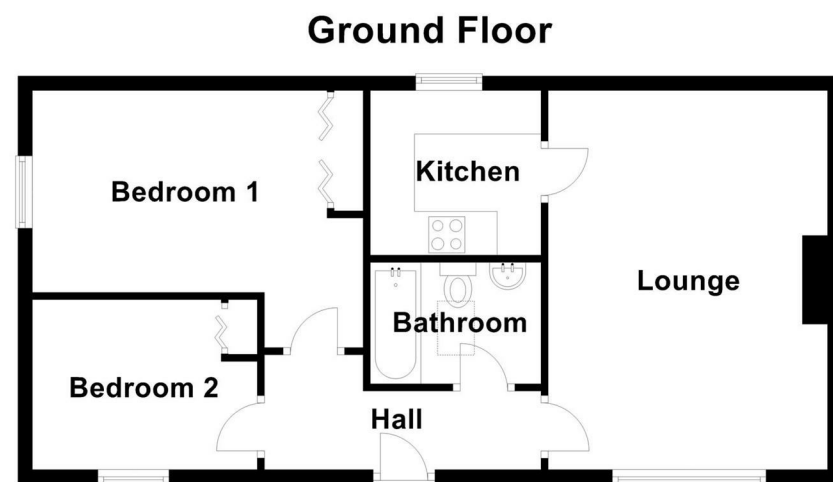


1 Ashby Gardens, Moulton, Northampton, NN3 7AG

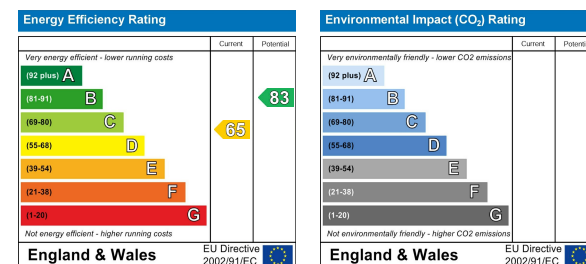


For illustration purposes only - not to scale

Asking Price £219,500 Freehold

This very attractive end of terrace single story period stone barn conversion offers two bedroomed accommodation located within the heart of Moulton Village a short walk from the centre. The interior includes a 16 foot long lounge/dining room, a fitted kitchen together with two bedrooms comprising one double and one single as well as a bathroom with shower over bath. There are side-by-side private off-road parking for two vehicles and a small area of lawned garden and the property is offered with no upward chain.

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SERVICES

Mains, drainage, gas, water and electricity are connected. Central heating is through radiators from an Ideal combination gas fired boiler also providing domestic hot water. There is a passive infrared security alarm system.

COUNCIL TAX

Tax Band C. West Northamptonshire Council - Daventry.

LOCAL AMENITIES

The property is located approximately 2.5 miles from the town centre. Within the nearby village of Moulton there is a Post Office, General Stores, Co-op Mini Market, Newsagents, Chemists, Garage and a Doctors Surgery. Further shopping facilities are available in Kingsthorpe and Kingsley.

ACCOMMODATION

ENTRANCE HALL

11'5 x 3'0

Approach through a panelled front door, the hall has an ornate corniced ceiling and there are moulded panelled doors leading to:-

LOUNGE

16'7 x 12'4

Also with an Acanthus Leaf corniced ceiling this room has a dado rail and a feature fire place with a marble back and an Adam style mantel. There are TV and wall light points and a four casement window to the front elevation. A door leads to:-



KITCHEN

8'0 x 7'2

Also with a corniced ceiling and fitted with oak fronted

floor and wall cabinets with laminated working surfaces incorporating stainless steel sink unit and appliances comprising stainless steel low-level oven with four place gas hob beneath a concealed cooker hood and plumbing for automatic washing machine. There is a ceramic tile floor and splash areas, space for a fridge/freezer and a two casement window to the rear elevation.



BEDROOM ONE

14'10 x 9'1

With a corniced ceiling, double wall light points and TV points this room has fitted wardrobes with folding doors, shelving and hanging space and there is a two casement leaded light window to the gable elevation.



BEDROOM TWO

10'0 x 7'2

A single room with two casement window to the front elevation, built in wardrobe with folding doors, shelving and hanging space.



BATHROOM

7'10 x 5'7

Comprising white suite of panelled bath with mixer tap/shower attachment over, pedestal wash basin and WC. There is a fitted wall mirror, a shaver socket, a high-level Velux roof light and an extractor fan as well as ceramic tile splash areas.



OUTSIDE

The property is approached from a cul-de-sac access of similar stone properties and there is a private block paved driveway with ample side-by-side parking for two vehicles adjacent to which there is a small area of lawn. There are established laurel hedges and stone walls forming the boundaries incorporating a walled bin storage area.

For further information on viewing call 01604 230222