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ESTATE AGENTS



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51 High Street, Milton Malsor, Northampton, NN7 3AS

# 51 High Street, Milton Malsor, Northampton, NN7 3AS

A fantastic opportunity to purchase an attractive one-bedroom end-of-terrace cottage situated in the heart of Milton Malsor village. The property has previously been let out as a rental investment and comes to the market with vacant possession, which is ideal for first-time buyers or investors. The property is unique with a wealth of character features including a brick fireplace, exposed wood flooring and a thatch roof, there is also a parcel of land to the rear which presents the opportunity for off-road parking and for the potential to build a detached garage. The internal accommodation comprises lounge, kitchen, and downstairs shower room with a master bedroom and landing which was previously used as bedroom two and can be separated with a partition wall. Externally there is a rear garden with pedestrian access to the parcel of land of which the vendors own part of the access. The property is currently let on a monthly rolling assured shorthold tenancy generating £950 p.c.m rising to £975 p.c.m in November. The property can be purchased with vacant possession.

## Price £199,950 Freehold

### ACCOMMODATION

#### GROUND FLOOR

##### LOUNGE

13'06 x 13'01

Enter via a solid oak front door there is a window to the front elevation and an attractive brick feature fireplace, there are stairs rising to the first floor with exposed wood flooring and under stairs storage which currently houses the fridge/freezer. There are steps leading to: -



##### LANDING/BEDROOM TWO

12'06 x 6'0

Stairs rising from the ground floor this room has a window to the side elevation and has previously been used as a bedroom and could have a partition wall installed at a very minimal cost. There is a door leading through to:-



##### BEDROOM ONE

15'10 x 7'01

A window to the front elevation and wood flooring fitted.



#### OUTSIDE

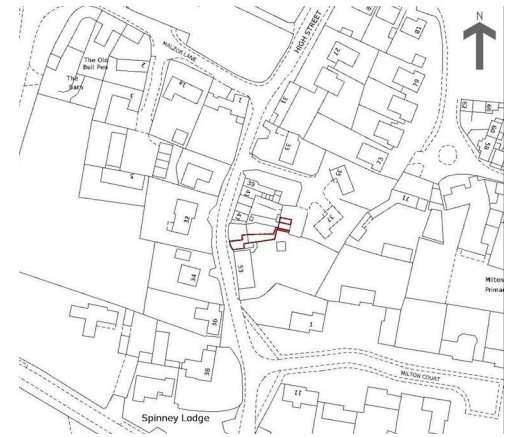
##### REAR GARDEN

Mainly laid to paving with a pedestrian right of way to the pair of garages where there is a plot of land which is owned by this property and would be suitable for a garage. The current vendors have ownership over the ramp and access.



#### SERVICES

Mains drainage, gas, water and electricity are connected.



#### LOCAL AMENITIES

Within the village there is a Church of England Church, The Greyhound Public House and the Compass Public House, newsagent/general store, village hall, recreation ground and the Milton Parochial Primary School with secondary education at Bugbrooke Campion School.

#### COUNCIL TAX

West Northamptonshire Council - Band B

#### HOW TO GET THERE

From Northampton town centre proceed in a south westerly direction along the A5123 Towcester Road and at the roundabout junction with Mereway and Danes Camp Way take the third exit onto the old Towcester Road and proceed out of the town over the M1 and into open countryside. On approaching Milton Malsor take the first turning left into Lower Road and follow the road as it bears into the High Street. Proceed to the end of the High Street where the property can be found towards the top on the left hand side.

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##### INNER HALLWAY

Allowing access to:-

##### SHOWER ROOM

5'07 x 5'04

A window to the rear elevation this room is fully tiled with WC, wash hand basin and shower cubicle with access to a Vaillant boiler with plumbing for a washing machine below.



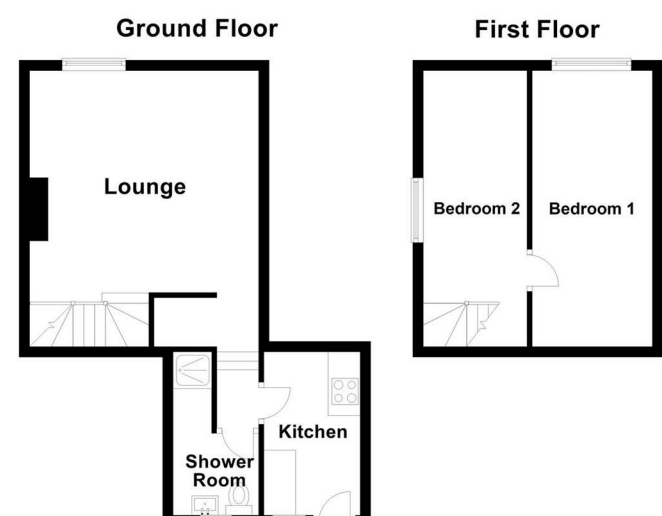
##### KITCHEN

10'02 x 5'07

A door and window to the rear elevation with wood effect flooring there is a range of wall and floor mounted cabinets with integrated appliances including electric hob with extractor above and an AEG oven below, stainless steel sink and drainer with composite worktops.



#### FIRST FLOOR



Not to scale. For illustrative purposes only