



17 New Street Weedon, Northamptonshire NN7 4QS

HOWKINS &  
HARRISON

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Northamptonshire, NN7 4QS

Guide Price: £240,000

Offered for sale with no onward chain, a Victorian detached property in need of modernisation situated in the popular Northamptonshire village location of Weedon. The property benefits from UPVC sash windows to the front of the property, two good size reception rooms, kitchen, conservatory, utility room, downstairs WC, bathroom and two double bedrooms. Sitting on a good size plot with a westerly facing garden viewing is highly recommended.

### Features

- A Victorian detached house
- Village location
- Two double bedrooms
- Kitchen and utility room
- Two reception rooms
- Downstairs WC and Conservatory
- Westerly facing rear garden
- No upper chain
- Good location close to local shops
- Gas central heating
- Energy Rating- TBC



## Location

The village of Weedon is located in the junction of the A5 Watling Street and the A45 with the M1. (Junction16) about three miles distant. Amenities include primary school, doctor's surgery, dentist, general store and parish Church. The history of this village makes it highly regarded and a sought after village to live in.



## Ground Floor

The ground floor comprises of two large reception rooms, the sitting room to the front of the property and a dining room with a door through to the kitchen. The kitchen is complete with a range of units and cooking appliances and leads through to the conservatory with sliding doors accessing the garden and a door through to the utility room complete with a WC and gas boiler.

## First Floor

The first floor has two double bedrooms both with a range of fitted wardrobes. The bathroom is located to the first floor with a three piece bathroom suite.

## Outside

A secluded westerly facing rear garden, with mature shrubs and a patio area, the garden has access to the rear via a wrought iron gate.

## Viewing

Strictly by prior appointment via the selling agents. Contact 01327 316880.

## 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 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  
Angel Street  
Northampton  
Tel:0300126700  
Council Tax Band – C

**HOWKINS &  
HARRISON**

AWAITING EPC

## 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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