



8 Brindley Quays, Braunston, Northamptonshire, NN11 7AN

HOWKINS &
HARRISON

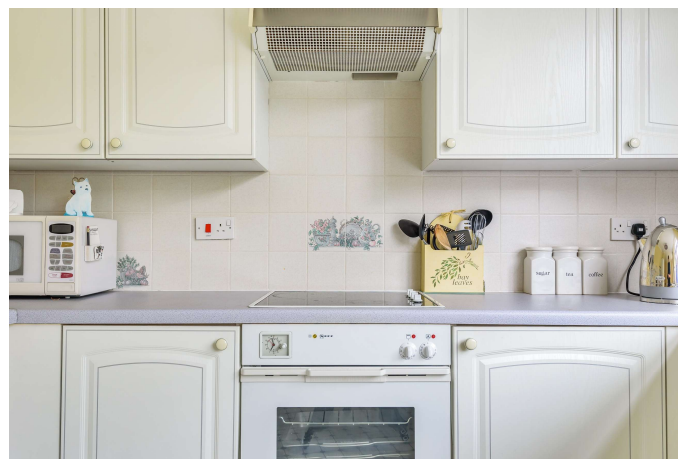
8 Brindley Quays, Braunston,
Northamptonshire, NN11 7AN

Guide Price: £394,000

Located on Brindley Quays with stunning views over Braunston Marina, is this three double bedroom and three bathroom mews style house. The property enjoys versatile living accommodation with bedroom & shower room downstairs, open plan living accommodation to the first floor, to include a fitted kitchen with integrated appliances and two further double bedrooms with en-suite and bathroom facilities to the second floor. There's also a utility, garage, off road parking and a raised seating deck.

Features

- Well presented overlooking Braunston marina
- Ground floor bedroom and shower room
- Open plan sitting dining and kitchen area
- Two second floor double bedrooms, en suite to master
- Family bathroom, utility
- Off road parking and single garage
- No upper chain
- Sought After village location with amenities
- Energy rating - E



Location

The well appointed village of Braunston is situated on a hill above the A45 and the Grand Union Canal/Oxford Canal. The village contains several pubs (The Boathouse, The Admiral Nelson, The Plough, and The Wheatsheaf), a village shop with Post Office facilities, a fish and chip shop, hairdressers, a butchers and a primary school. The village Church in Braunston is the All saints church, the spire on the church building is a landmark from both road and waterways and attracts many visitors. The Braunston Marina is a very beautiful and popular location and hosts several boating events each year. There's an excellent bus route and the village has a great activities to take part in.



Ground Floor

The property is well presented and light and airy. As you enter the front door there is a generous hallway, with a door to the downstairs shower room, a generous utility with a door to the rear garden, and door to the ground floor double bedroom which boasts stunning views over the Marina. From this floor you can also access the garage which has an electric up and over door.

First Floor

The first floor is open plan with a Juliette balcony to the rear of the property overlooking the Marina. The generous living accommodation has ample space for a dining area and kitchen space to the front. the kitchen has ample storage with space for fridge/freezer and dishwasher and integrated cooking appliances.

Second Floor

On this level, the master bedroom is at the rear, with a bay window enjoying views over the Marina. There are built in wardrobes to this room and an en-suite shower room. The second bedroom also has built in wardrobes and there is a family bathroom with shower facilities over the bath.

Brindley Quays, Braunston, Daventry, NN11

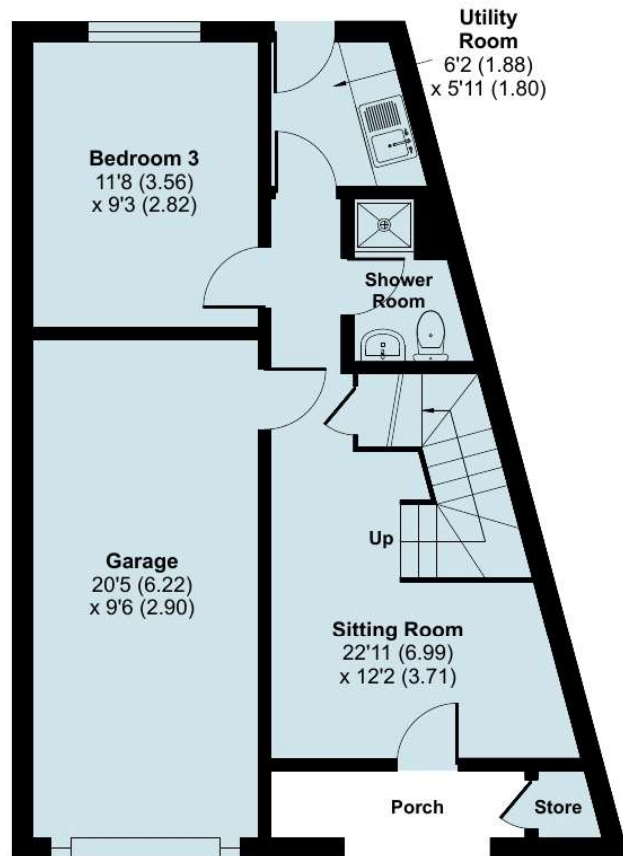
Approximate Area = 1486 sq ft / 138 sq m

Garage = 189 sq ft / 17.5 sq m

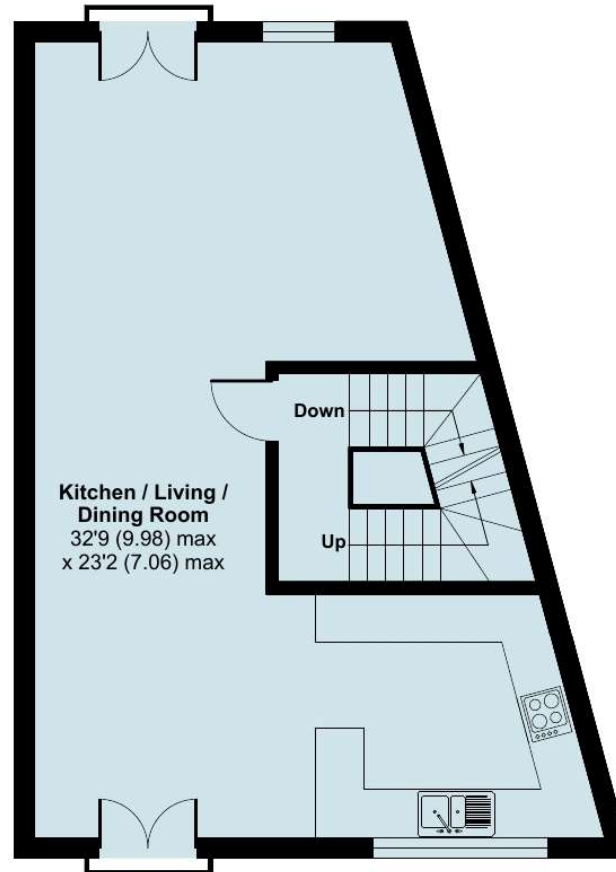
Store = 6 sq ft / 0.5 sq m

Total = 1681 sq ft / 156.1 sq m

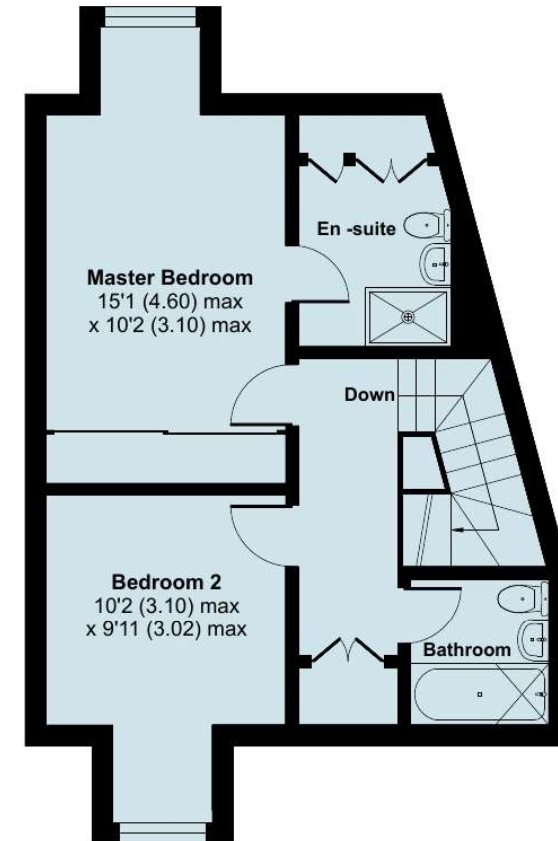
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Howkins & Harrison. REF: 915921



Outside

To the front is paved parking for two vehicles in front of the garage which has an electric up and over door. There is power and lighting connected and a door into the hallway. A door from the utility leads to a decking area with steps down to the communal areas and pathway.

Agents Note

There is a maintenance charge of APPROXIMATELY £300 per annum, payable quarterly (Subject to changes) which includes the garden maintenance/cutting, the lighting of common paths etc.

A three double bedroom town house with views over Braunston marina.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel: 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
Tel:0300-126700

Council Tax Band- F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		92	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

Telephone 01327 316880
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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.



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.