25 High Street
Podington, NN29 7HS

Simpson & Weekley

CHAIN FREE CHARACTER PROPERTY Simpson and Weekley proudly introduce tot he market this well presented thatched cottage in the popular Northamptonshire village of Podington. The property is beautifully positioned in the centre of the village and is surrounded by local amenities including the local Church, Garden Centre and village Primary School. The home has recently been updated and boasts living accommodation set over two floors and comprising in brief; Lounge dining room, and a kitchen breakfast room downstairs, The first floor offers a large double bedroom and a large family bathroom. The home also benefits from electric heating, and an enclosed rear garden with two brick built outbuildings. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating E, Council Tax Band B
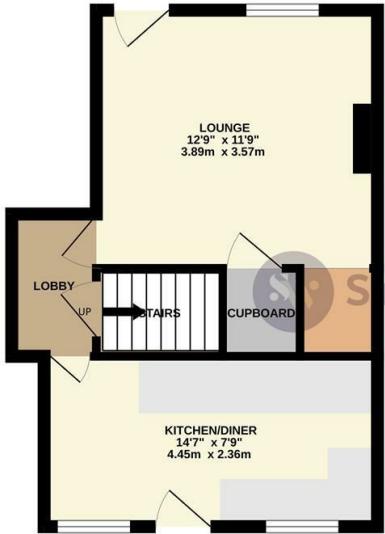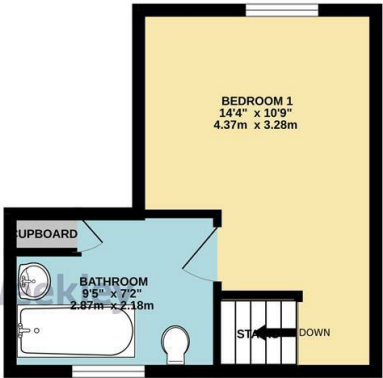
Asking Price £199,995

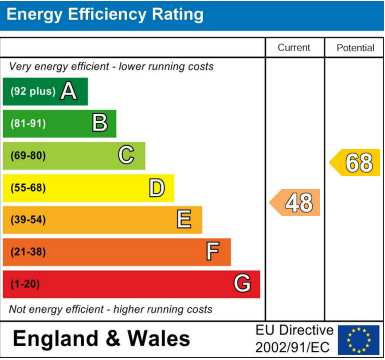1   1   1

GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.

1ST FLOOR
219 sq.ft. (20.3 sq.m.) approx.

LOUNGE
12'9" x 11'9"
3.89m x 3.57m

BEDROOM 1
14'4" x 10'9"
4.37m x 3.28m

LOBBY

UP

STAIRS

CUPBOARD

CUPBOARD

BATHROOM
9'5" x 7'2"
2.87m x 2.18m

STAIRS DOWN

KITCHEN/DINER
14'7" x 7'9"
4.45m x 2.36m

Simpson & Weekly

TOTAL FLOOR AREA : 559 sq.ft. (51.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive
2002/91/EC

When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.

Simpson & Weekley

Making Every
Journey Personal

01933 418917
rushden@simpsonandweekley.co.uk
https://www.simpsonandweekley.co.uk/

30 High Street, Rushden, Northants, NN10 0PW