



3 Church Hill
Moulton, Northampton

oriordanbond
SALES & LETTINGS



3 Church Hill

Moulton
NN3 7SW

£385,000

A charming three bedroom detached cottage offering off road parking, character features and a self contained one bedroom annexe. The property is situated in the heart of Moulton village, popular for its choice of local amenities. Local schools including Moulton Primary School and Secondary School are within walking distance.

Accommodation comprises entrance porch/utility room, cloakroom/WC, cosy lounge with log burner and a modern fitted kitchen/dining room. The first floor offers two good size bedrooms and a three-piece family bathroom. Additionally, there is a loft room housing the third double bedroom with original exposed wooden beams. The self contained annexe comprises of a fitted kitchen, shower room and large double bedroom accessed via a spiral staircase. Externally, this property offers off road parking for one car and a mature rear garden with paved patio area. Further benefits include gas combination boiler and uPVC double glazing. (B/1237/M)

- Charming three bedroom detached cottage
- One bedroom annexe with kitchen and shower room
- Modern fitted kitchen/dining room
- Gas radiator heating
- Mature rear garden
- Off road parking







Additional information

- Council Tax Band: C
- Energy Efficiency Rating: E

Viewing

Viewing strictly by appointment – details below

Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Weston Favell Sales

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