



Kitchen/Diner

12'10 x 8'

3.91m x 2.45m

Sitting Room 12'10 x 11'9

3.91m x 3.57m



Bedroom 2

10'4 x 5'

3.16m x 1.52m

87 x 69

2.62m x 2.06m

Bedroom 1

12'10 x 8' 3.91m x 2.44m Landing





# **Northampton Road**

Brixworth NN6 9DX

PRICE £240.000

Offered with no onward chain is this delightful two bedroom period stone cottage under a slate roof, with a 90ft westerly facing garden and off road parking, situated in the conservation area of the thriving village of Brixworth.

The property has gas radiator heating and comprises sitting room. modern kitchen with integrated appliances, stairs rising to the first floor, two bedrooms and a modern bathroom with shower over bath. Externally to the rear is off road parking for two cars, two outbuildings for storage. a garden shed and a 90ft westerly facing garden. (B/507/L)

#### Additional information

- · Council Tax Band: B
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

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 Brixworth Sales 01604 880077

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1st Floor Approx. Floor Area 253 Sq.Ft.

Total Approx. Floor Area 507 Sq.Ft. (47.1 Sq.M.) Made with Metropix 02011





