



# New Street

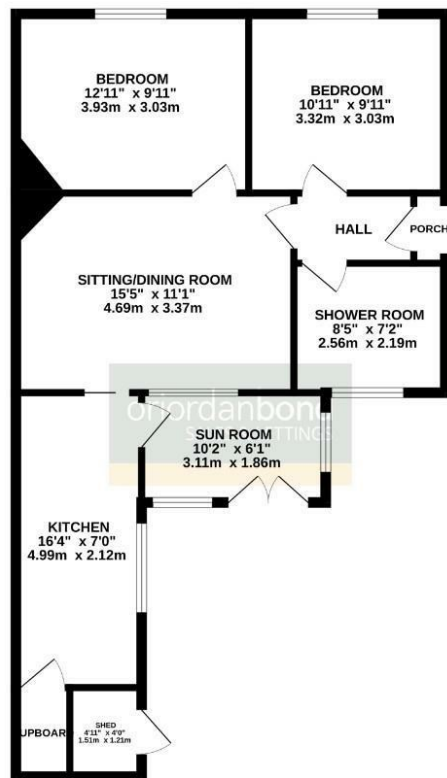
Brixworth, Northamptonshire

oriordanbond  
SALES & LETTINGS





GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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.  
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## New Street

Brixworth

NN6 9DW

PRICE £230,000

A modernised semi-detached bungalow, with off road parking and 150ft south facing garden adjacent to pocket park, situated in a cul-de-sac position, on the edge of the thriving village of Brixworth. The property has been re-rendered to the front, side and rear with a smooth white finish, there is uPVC double glazed windows throughout and a new boiler was installed within the last 6 years.

The accommodation comprises entrance hall, sitting room with red brick fireplace and wood burner, recently re-fitted kitchen in high gloss units with Quartz worktops and integrated electric hob, oven & grill, walk-in pantry to the rear, sun room, two bedrooms and a spacious modern shower room. Outside there is double width off road parking to the front elevation with gated side pedestrian access to the large south facing garden with an enclosed landscaped patio area and the remainder being laid to lawn with numerous small trees and gated pedestrian access to the bottom of the garden onto the pocket park. Offered with no onward chain. (A/703/L)

### Additional information

- Council Tax Band: B
- 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 Brixworth Sales

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