

Outside:

To the rear of the property is a private South facing flagged Courtyard, surrounded by a natural stone wall of approximately 6'0" (2m) high with raised planters, mature Crab Apple tree, roses, etc.



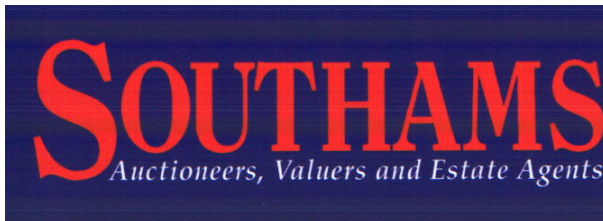
**OPENING HOURS:**

Monday – Friday: 9.00am – 5.30pm; Saturday: 9.00am – 4.00pm.

**WEB SITE:**

[www.rightmove.co.uk](http://www.rightmove.co.uk)

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8 Market Place, OUNDLE, Northants. PE8 4BQ  
Tel: 01832 273565  
Fax: 01832 272077  
E-mail: [sales@southams.com](mailto:sales@southams.com)

[www.southams.com](http://www.southams.com)

20 WEST STREET  
OUNDLE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

£365,000

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A Georgian stone 3 Bedroom town house with generously proportioned accommodation and gas central heating, now waiting for imaginative re-modelling of the ground floor, standing in the centre of the town with a secluded south facing courtyard.

Front Entrance Door to :-

**Sitting Room:** 13'1" x 12'6" (3.98m x 3.80m) Central ceiling beam, window seat, wall light points, radiator, power and tv points



**Inner Hall:** 15'5" x 5'2" (4.70m x 1.58m) Original panelled corner cupboard, exposed beams, alcove, wall light point, radiator

**Store:** 18'2" x 7'2" (5.54m x 2.18m) (overall) Exposed beams, fluorescent light, cloak rails

**Cloakroom:** Hand basin, low suite WC

**Rear Hall:** 14'10" x 6'6" (4.52 x 1.98) (average) Half glazed rear door to Courtyard

**Kitchen:** 14'6" x 6'6" (4.43m x 1.98m) (average) Deep white sink with mixer tap, plumbing for automatic washing machine, wall mounted Baxi gas boiler and programmer, fireplace with mantle surround, fluorescent light, power points.

**NB.** The Inner Hall, Store and Kitchen walls are all of stud construction, the overall dimensions are 28'9" x 12'6" (8.76m x 3.81m) 359 sq ft (33.37m<sup>2</sup>)



First Floor: Landing.

**Front Bedroom:** 13'1" x 12'4" (3.99m x 3.77m) Vanity hand basin with mixer tap in cabinet base, wall mounted illuminated mirror with vanity shelf, secondary double glazing, radiator, power and tv points.



**Central Bedroom:** 11'5" x 9'7" (3.49m x 2.91m) Exposed beams and window board, original mullioned window, fitted wardrobe with drawers, vanity hand basin with mixer tap in cabinet base, wall mounted illuminated mirror with vanity shelf, vertical radiator, power and tv points



**Rear Bedroom:** 15'11" x 11'3" (4.61m x 3.43m) Exposed gable beam, vanity hand basin with mixer tap in cabinet base, wall mounted illuminated mirror with vanity shelf, double glazed window, radiator, power and tv points.

**Shower Room:** 10'1" x 7'5" (3.07m x 2.25m) Walk in Shower cubicle, oval shell basin with mixer tap counter mounted on oak stand, illuminated wall mirror, low suite WC. laminated floor.

