

Store Room:
6'5" x 5'6" (1.96m x 1.67m) Fitted cupboard with insulated cylinder tank and immersion heater, fitted shelf and hanging rail.

Bathroom:
7'10" x 7'4" (2.39m x 2.24m) Comprising panelled bath with mixer taps and shower attachment, pedestal basin, low suite w.c, tiled walls and floor, 3 inset downlights, auto extractor, exposed beams.

Bedroom 2:
13'0" x 10'11" (3.95m x 3.34m) Exposed beams, range of fitted wardrobes, power points and a view over the Courtyard



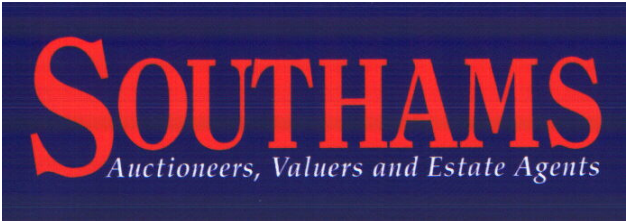
There is a pedestrian right of way through the Courtyard to the rear area which comprises a small enclosed south facing garden and hardstanding for vehicle parking with vehicular access to South Road



OPENING HOURS:

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

Monday – Friday 9.00am – 5.00pm; Saturday 9.00am - 2.00pm
www.rightmove.co.uk or www.southams.com



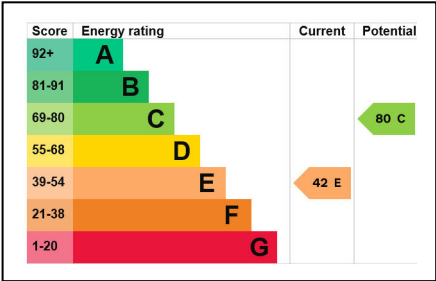
8 Market Place, OUNDLE, Northants. PE8 4BQ

Tel: 01832 273565

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28 WEST STREET OUNDLE



£450,000

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above and any intending purchaser must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be conducted through Southams.

A Grade II Period Stone Town House which has been sympathetically restored and updated with gas central heating, together with a small south facing Garden and Parking, making this the quintessential town centre property for a Professional/Retired Couple or Bachelor, a prime lock up and leave property. The Property is situated in the heart of a noted Northamptonshire market town, with all services and within easy driving distance to major road and rail links

Entrance Lobby: original exposed floor boards, cloak rail and radiator.

Sitting Room: 25'8" x 18'1 (7.83m x 5.51m) A well proportioned room with marble fireplace and hearth with timber mantle surround and inset gas fire, original exposed floor boards, double French windows to Courtyard, radiators, power and tv points.



Classical Georgian staircase to first floor Landing, again well proportioned and with fanlight window, twin pendants, radiator, power points



Kitchen and Dining Area: 17'11" x 13'7" (5.47m x 4.15m) The kitchen area is provided with fitted base cupboards and drawers and matching peninsula with work surfaces over, inset stainless steel 1 1/4 bowl sink, inset Zanussi five burner gas hob, stainless steel extractor hood, tiled splashbacks and concealed lighting to work surfaces, plumbing for automatic washing machine, four spot lights, pendant, dimmer switches, window seat, power points, radiator.



Study/Bedroom 3: 12'5" x 8'4" (3.79m x 2.53m) Window seat, power points, radiator



Shower Room: 9'1" x 5'7" (2.76m x 1.70m) Enclosed Shower Stall, pedestal basin, bidet, WC, fully tiled surrounds and floor, auto vent



Stairs to second floor Landing: with views over the Courtyard, exposed beams, wall mounted SBGI gas boiler, fitted airing cupboard.

Bedroom 1: 13'10" x 13'0" (4.22m x 3.96m) Exposed beams, radiator, power points

