



Cottage

# MIDDLE COTTAGE 2 COLD ASHBY ROAD, GUILSBOROUGH, NORTHANTS, NN6 8QN

PCM

## £1,200 PCM

### FEATURES

- Guilsborough
- Integrated Appliances
- Village Location
- Rear garden
- Cottage
- Beautiful Countryside Views
- Band B
- Quiet & Secluded Neighbourhood



# HOWKINS & HARRISON

# 3 Bedroom Cottage located in Guilsborough


A charming three storey Cottage located in the heart of this delightful Northamptonshire Village. The ground floor comprises lounge, kitchen diner and downstairs WC. To the first floor is a double bedroom, single bedroom and bathroom with separate shower and bath. The top floor is completed with a large master bedroom. Further benefits include underfloor heating and a rear garden overlooking Countryside views.

EPC Rating - D  
Council Tax- Band B

Call us on  
Tel: 01604 823445

[howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)

Council Tax Band  
B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**HOWKINS &  
HARRISON**