



SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES

2 Spinney Hill, Braunston

£329,950

3 1 1



*** A BRAUNSTON BEAUTY *** is this charming semi detached home, set upon a corner plot and located on the periphery of the Village and affording view across open countryside. This warm and inviting home has been much improved by the current owners, with a fabulous Kitchen/Diner with it's solid wooden work tops, ceramic sink and rose gold fittings. Further benefits include a delightful living room with open fire, which opens through to the conservatory. With a refitted oil fired boiler, utility space, ground floor toilet and garden space wrapping the the side and rear, plus driveway to the front, this home is a perfect village family home, maybe even first time buy. Also, subject to the relevant planning permissions, there is plenty of space to add to it ! EPC E. C/Tax Band B.

GENERAL INFORMATION - TENURE: we understand from the vendors that the property is freehold with vacant possession on completion. **SERVICES:** all mains' services are connected but not tested. The telephone is available subject to the appropriate telephone company's regulations. Skilton & Hogg have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

PROPERTY BUILD TYPE: We are advised that the property is of Standard construction - Brick with Slate/tile roof. **BROADBAND:** Is available according to public records. Buyers are advised to check before purchasing. A buyers property guide is available online with further information. **LOCAL AUTHORITY:** Daventry. **COUNCIL TAX BAND:** B. **ENERGY PERFORMACE RATING:** E

FLOOD RISK – Very Low. **FIXTURES AND FITTINGS:** only those as mentioned in these details will be included in the sale. **MEASUREMENTS:** the measurements provided are given as a general guide only and are all approximate. **VIEWING:** by prior appointment through the Sole Agents

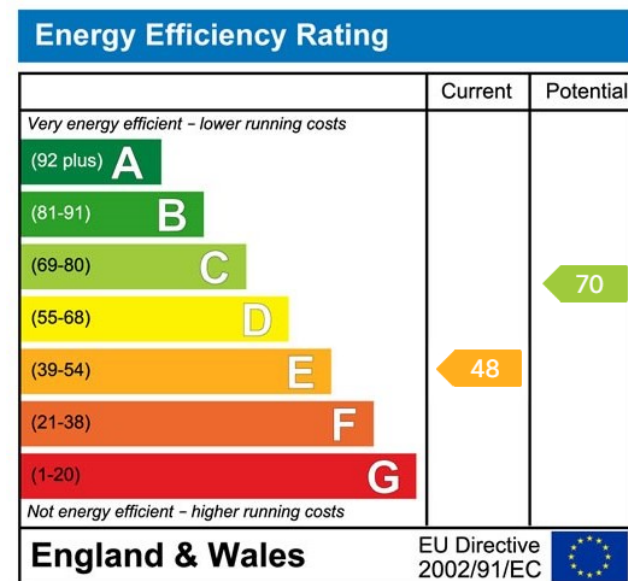




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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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- Semi Detached Home
- Three Bedrooms
- Kitchen/Diner with Countryside Views
- Living Room with open fire
- Conservatory
- First Floor Bathroom
- Ground Floor Cloakroom & Utility Space
- Corner Plot with Side & Rear Gardens
- Driveway
- EPC E. C/Tax Band B



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