



House - End Terrace

8 WATTS CLOSE, COGENHOE, NORTHAMPTON, NN7 1PD

PCM

£1,200 PCM

FEATURES

- An End Terraced Home In Village Location
- Fully Fitted Kitchen With Appliances
- Spacious Lounge/Dining Room
- Downstairs Toilet
- Two Double Bedrooms & Built-in Wardrobes
- Gardens
- Single Garage & Parking
- Council Tax Band: C



HOWKINS & HARRISON

2 Bedroom House - End Terrace located in Northampton

Howkins & Harrison are delighted to offer for let this end of terraced home in the popular village of Cogenhoe.

The property comprises of two double bedrooms, On the ground floor, the property offers a spacious hallway, WC, fully fitted kitchen (including cooking appliances and a fridge/freezer) and a generous lounge/dining room with French doors leading to the rear garden. There are two double bedrooms, both with built in wardrobes, and a family bathroom to the first floor. The property also benefits from a larger garden, single garage and a driveway, accommodating parking for one vehicle. Offered unfurnished, available 1st June 2026, EPC rating C.

Cogenhoe, located in NN7 1PD, is a historic Northamptonshire village perched above the Nene Valley, offering a quiet residential atmosphere, a local primary school, and a strong community scene with sports clubs (football, cricket, bowls). It features a village pub (The Royal Oak), St. Peter's Church, and easy access to scenic riverside walks along the Nene Way.

Cogenhoe is located close to major road infrastructure, with the A45 dual carriageway bordering its northern side. Approximately 8 miles MI Junction 15, and 5 miles west of Northampton Centre.

Call us on

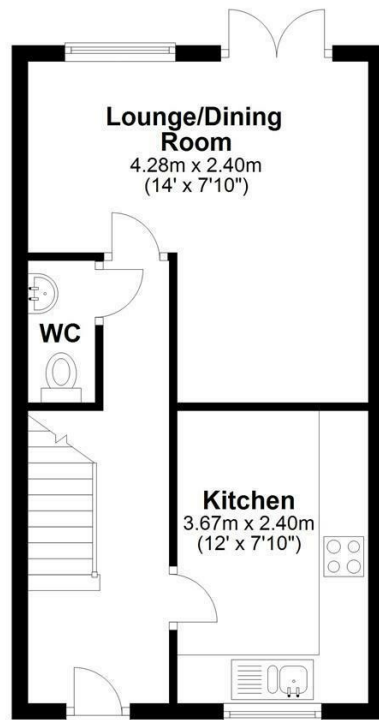
01327 359164

towcesterlets@howkinsandharrison.co.uk

Council Tax Band

C

Ground Floor



First Floor



Not to scale
Plan produced using PlanUp.

8 Watts Close, Cogenhoe

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