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Service without compromise

'The Old Post Office' 21 High Street, Welford, NN6









Offers Over £400,000

The Old Post Office of Welford village is a beautiful triple bay fronted period home believed to date back to 1865. Accommodation is deceptively spacious approaching 1,700 squared feet and boasts two large reception rooms, kitchen/diner, utility, ground floor WC, with the first floor adding three large bedrooms all with the luxury of en-suite bathrooms and a landing. The property also has a two car gravelled driveway and a pleasant garden at the rear. Accommodation offers fantastic scope for further improvement with the property having been priced attractively to reflect this. We are pleased to announce, this property is offered to the market with no upwards chain.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Lounge 19'8" max into bay windows x 18'7" (5.99m max into bay windows x 5.66m)



Timber front entrance door. Two UPVC double-glazed bay windows to the front aspect. Exposed timber ceiling beam. Spotlights to ceiling. Two radiators.





Dining Room 13'9" max into bay window x 12'0" (4.19m max into bay window x 3.66m)



UPVC double-glazed bay window to front. Radiator.



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Breakfast Kitchen 14'9" x 12'4" (4.50m x 3.76m)



UPVC double-glazed French doors and sidelights in a bay formation to the rear aspect. Fitted range of wall and floor mounted units. Ceramic hob with extractor hood over. Electric double oven. Integrated dishwasher. Integrated fridge. Stainless steel one and a half bowl sink. Radiator.





Hallway



Slate tiled flooring.

Utility 9'6" x 6'2" (2.90m x 1.88m)



UPVC double-glazed rear entrance door. UPVC

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double-glazed window. Space and plumbing for fridge/freezer and washing machine. Sink.



Ground Floor WC



Opaque UPVC double-glazed window. WC. Wash hand basin. Tiled flooring. Boiler room off housing oil fired central heating boiler and hot water cylinder.

Landing



UPVC double-glazed window to rear. Built in cupboard.

Master Bedroom 17'2" x 10'4" (5.23m x 3.15m)



UPVC double-glazed window to front. Radiator.



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Master En-Suite 7'9" x 7'7" (2.36m x 2.31m)



WC. Wash hand basin. Panelled bath with shower mixer tap. Extractor fan. Radiator.

Bedroom Two 14'9" x 12'5" (4.50m x 3.78m)



UPVC double-glazed window to rear. Cast iron fireplace. Radiator.



En-Suite Two 7'9" x 5'8" (2.36m x 1.73m)



WC. Wash hand basin. Shower cubicle. Extractor fan. Shaver point. Radiator.

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Bedroom Three 13'1" x 12'0" (3.99m x 3.66m)



UPVC double-glazed window to front. Cast iron fireplace. Radiator.



En-Suite Three 10'5" x 4'7" max (3.18m x 1.40m max)



Opaque UPVC double-glazed window. WC. Wash hand basin. Shower cubicle. Heated towel rail. Part tiled walls. Radiator.



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Rear Garden



Lawned area. Paved patio. Decked area. Large timber shed. Smaller timber shed. Timber gazebo. Gated rear access to driveway.



Rear Aspect



Driveway



Laid to gravel providing off road parking for approximately two cars.



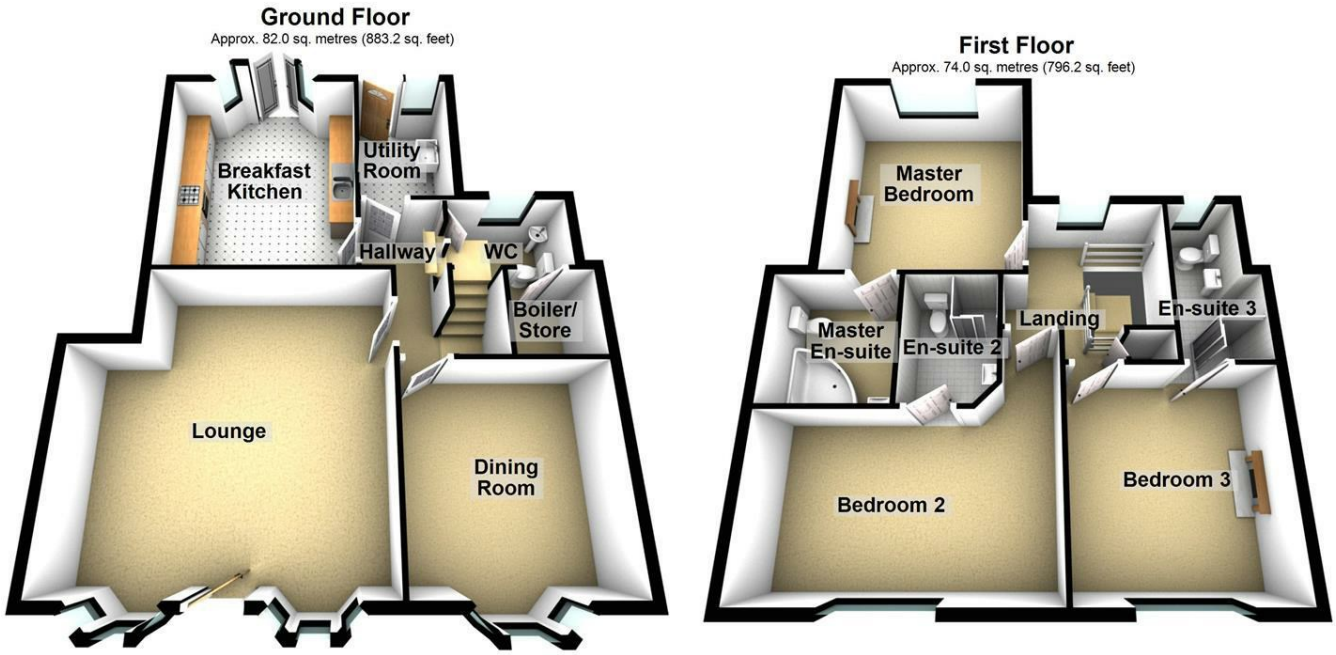
Note for Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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Floor Plan



Total area: approx. 156.0 sq. metres (1679.4 sq. feet)

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Area Map



Energy Efficiency Graph

