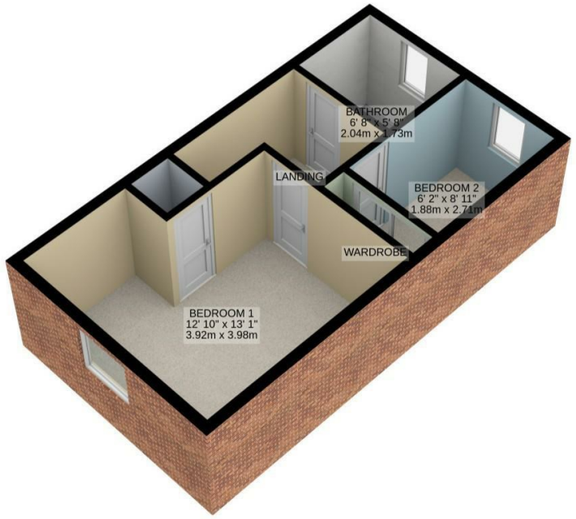
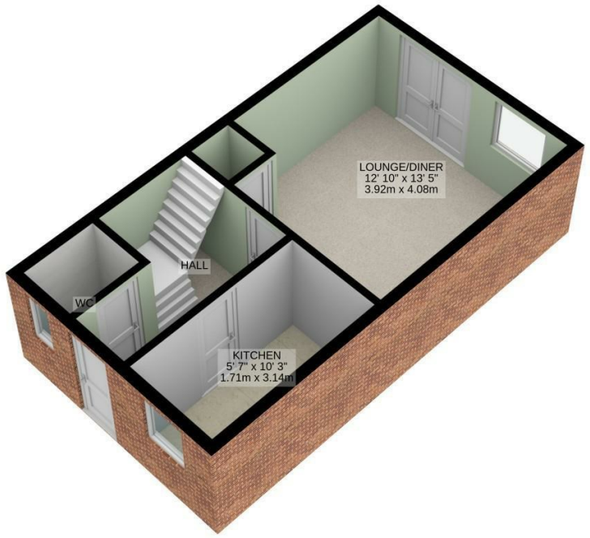
# Long Breech, Mawsley NN14 1TR

1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.




GROUND FLOOR
305 sq.ft. (28.3 sq.m.) approx.



Long Breech, Mawsley NN14 1TR

- Two Bedrooms
- Cul-De-Sac Position
- Gas central heated & Double glazed
- PARKING
- Close to Village amenities
- Built in appliances

PRICE
£895

All measurements are approximate and for guidance only. We have not tested any appliances, equipment, systems, or services and cannot confirm their condition or suitability. Buyers should not assume compliance with planning consents or current usage. Items are excluded unless expressly stated. Please contact us to verify anything of particular importance. Image Notice: Photographs may be digitally enhanced using AI to improve lighting, clarity, or presentation. No material property features are intentionally altered. Wide-angle lenses may also be used.

The Property Ombudsman

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ESTATE AGENTS

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# PRICE £895

** IN PERSON AND VIDEO VIEWINGS AVAILABLE ** Very well presented TWO Bedroom modern terrace house with parking to the front and enclosed garden to the rear, all occupying a discreet Cul-De-Sac position near to Village facilities. Gas central heated and double glazed; Entrance Hall, cloakroom W.C, lounge/sitting room and kitchen with built-in oven, hob, 50/50 fridge freezer and washer/dryer. Landing to two bedrooms and Bathroom. Approx floor area 609 sqft (56.6 sq.m)

## ENTRANCE HALL

Enter via a hardwood door with obscure inset windows, dog leg stairs to the first floor landing, wood effect laminate flooring, ceiling smoke alarm, radiator, doors to;

## KITCHEN

10'3 x 5'8 (3.12m x 1.73m )
Double glazed window to front aspect, modern wall and base mounted unit with drawers, roll top work surfaces, tiled splash backs. integrated oven with gas hob and extractor hood over tiled flooring, radiator.

## LOUNGE/DINING ROOM

13'5 x 12'10 (4.09m x 3.91m )
L-Shaped. Double glazed French door into rear garden, double glazed window to rear aspect, TV point, telephone point, storage cupboard, wood effect laminate flooring, radiator.

## DOWNSTAIRS CLOAKROOM/WC

Obscure double glazed window to front aspect, pedestal wash hand basin, low level W/C, tiled splash backs, wood effect laminate flooring, fuse box, radiator.

## LANDING

Loft hatch entrance, ceiling smoke alarm, radiator, doors to;

## BEDROOM ONE

12'10 max x 12'6 max (3.91m max x 3.81m max )
L-Shaped. Double glazed window to front aspect, TV point, telephone point, storage cupboard, radiator.

## BEDROOM TWO

9'2 x 6'2 (2.79m x 1.88m )
Double glazed window to rear aspect, built in mirrored double wardrobe, radiator.

## FAMILY BATHROOM

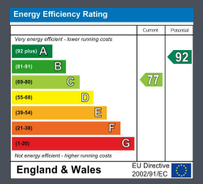
Obscure double glazed window to rear aspect, white suite comprising of panel bath with shower over, pedestal wash hand basin, low level W/C, half tiled splash backs, ceiling extractor fan, radiator.

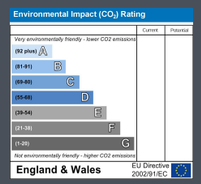
## OUTSIDE FRONT

Storm porch, path to front door, off road parking.

## OUTSIDE REAR

Laid to lawn, decked area, established shrubs, decorative stones, wooden gate with path leading to front access., wooden shed, outside light, fully surrounded by wooden panel fencing.

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