



West Street

Long Buckby, Northampton

**JACKSON
GRUNDY** | *The
Village
Agency*



**JACKSON
GRUNDY**
ESTATE AGENTS

West Street

Long Buckby, Northampton, NN6 7QF

TOTAL AREA: APPROX. 42.09 SQ. METRES (453 SQ. FEET)

A TWO BEDROOM CHARACTER COTTAGE SITUATED JUST A SHORT WALK FROM THE MANY VILLAGE AMENITIES AND APPROXIMATELY ONE MILE FROM THE RAILWAY STATION.

GROUND FLOOR

- KITCHEN / LIVING ROOM

FIRST FLOOR

- LANDING
- BEDROOM ONE
- BEDROOM TWO
- SHOWER ROOM

OUTSIDE

- COURTYARD GARDEN
-





THE PROPERTY

A two bedroom character cottage situated just a short walk from the many village amenities and approximately one mile from the railway station.

One the ground floor is a lounge area with open fireplace which is open plan to the kitchen / breakfast room with breakfast bar. There is a built in oven, hob and extractor plus integrated fridge, washing machine and dishwasher. The work tops are granite and there is an underslung sink and drainer unit. A stable door leads to the garden.

Upstairs there are two bedrooms that will take a double bed and a smart modern shower room.

To the rear is a courtyard garden with brick built garden store. The property has double glazing, radiator heating and is offered with no onward chain.

EPC Rating E. Council Tax Band A.





LOCATION

Midway between Northampton and Rugby, this large parish includes the two smaller settlements of Murcott and Buckby Wharf on the Grand Union Canal. Only two miles from M1 J18 Watford Gap, the village also has a railway station with mainline services to London Euston and Birmingham. The infant and junior schools within the village feed to Guilsborough secondary school 6 miles away although there are other secondary school options in nearby Daventry. In addition to various sporting and social clubs, the village has C of E, Baptist, United Reform and Roman Catholic churches and a very good range of shops and services including small supermarkets, chemist, butcher, hairdresser, estate agent, public houses, restaurants, take away foods, medical practice, dentist and library.

IMPORTANT NOTICE

Important Notice - 1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

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FLOORPLAN

TOTAL AREA: APPROX. 42.09 SQ. METRES (453 SQ. FEET)

