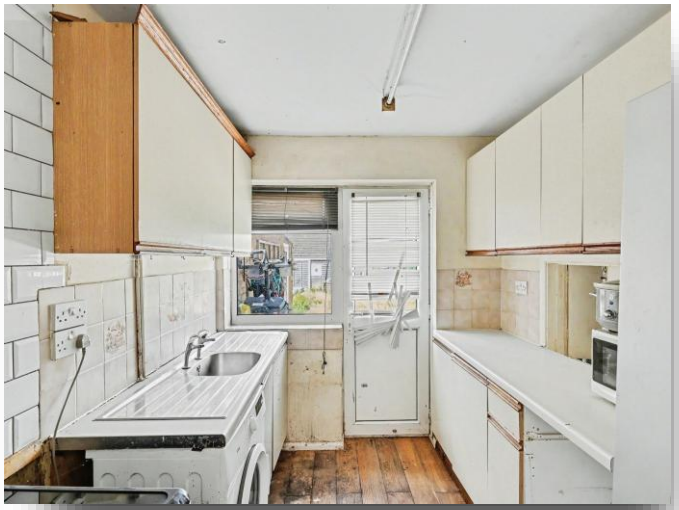






Victoria Road, Cogenhoe NN7 1NE

william h brown

welcome to

Victoria Road, Cogenhoe

A four bedroom semi detached home situated in the popular village of Cogenhoe, offering spacious accommodation, a generous rear garden and ample off road parking. Requiring modernisation throughout, the property presents an excellent opportunity for buyers looking to add value and create a home.

Entrance Hall
Entrance hall with stairs rising to the first floor and doors leading to the ground floor accommodation.

Living Room
A spacious reception room with patio doors opening onto the rear garden, providing ample space for living and dining furniture.

Kitchen
Fitted with a range of wall and base units with work surfaces over, space for appliances and a window overlooking the rear garden.

Rear Lobby / Utility Area
Useful additional space providing storage and access to the rear garden.

First Floor
Landing
Doors to all rooms.

Bedroom One (master Ensuite)
A good sized double bedroom with a window to the front elevation, followed by an ensuite shower room with a toilet and sink.

Bedroom Two

A further double bedroom overlooking the rear garden.

Bedroom Three
A well proportioned bedroom ideal as a child's room, guest room or home office.

Bedroom Four
A versatile fourth bedroom with a front-facing aspect.

Bathroom
Fitted with a panelled bath, wash hand basin and low-level WC.

Outside
Front Garden
A generous block paved driveway providing ample off road parking for multiple vehicles, with side access leading to the rear garden.

Rear Garden
Enclosed rear garden offers a combination of patio, lawn and planted areas.









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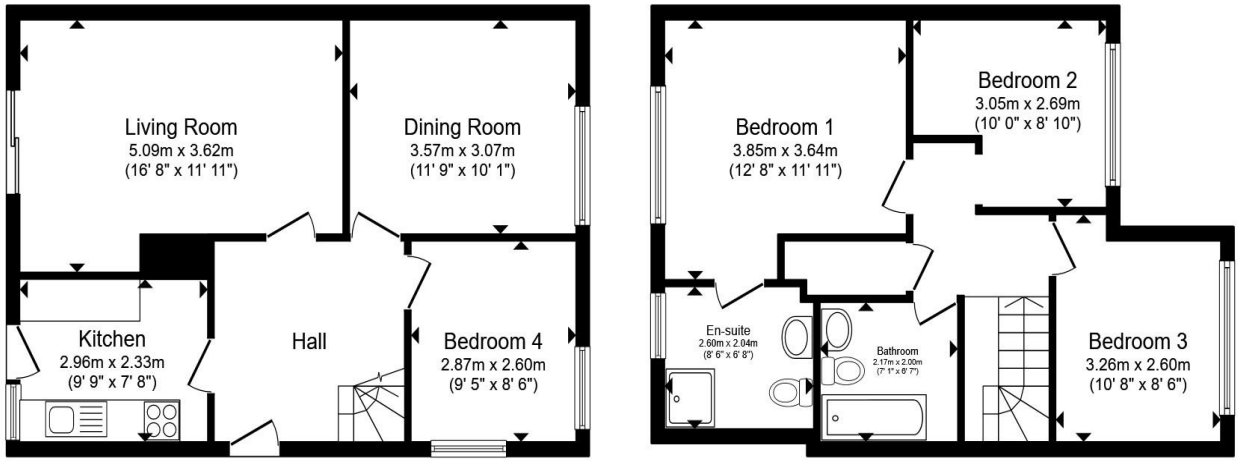
welcome to

Victoria Road, Cogenhoe

- Four bedrooms
- Village location
- Ensuite to master bedroom
- Driveway parking
- Block paving

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£250,000



Total floor area 99.8 m² (1,075 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
NMS115932 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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