



SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES

East Street, Long Buckby, Northampton, NN6 7RB

Offers Over £250,000

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*** YOU WOULDN'T KNOW IF YOU DIDN'T LOOK ! *** This delightful period home is set within the ever popular Village of Long Buckby, Northamptonshire. Built in the late 1800's and originally a 'Cobblers Cottage', home to some of the many shoe makers in the area, at the time. With it's long plot and Cobblers workshop to the rear, you really shouldn't judge a book by its cover with this one ! The house provides three storeys to include living room, dining room, modern kitchen, first floor bathroom and two first floor bedrooms, the smaller one being open to the access for the converted loft space providing further bedroom space. Outside, this charming home retains it's historical feel with an open garden along with the neighbouring homes. But the plot just keep going, with a brick built office space, the cobbler's workshop providing potential conversion opportunities (subject to consent), a single garage and parking to the rear ! All offered for sale with no onward chain. C/Tax Band B. EPC D.

PROPERTY BUILD TYPE: We are advised that the property is of Standard construction - Brick with Slate/tile roof. BROADBAND: Is available according to public records. Buyers are advised to check before purchasing. A buyers property guide is available online with further information. LOCAL AUTHORITY: Daventry. COUNCIL TAX BAND: B. ENERGY PERFORMACE RATING: D

FLOOD RISK - Very Low. FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale. MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate. VIEWING: by prior appointment through the Sole Agents

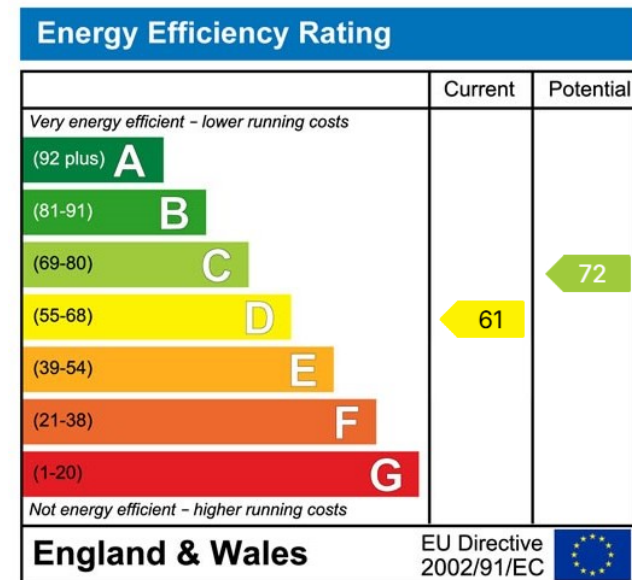
Disclaimer - These property particulars are draft and have not yet been approved by the sellers. Therefore anything listed within the details may be subject to change.





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 TOTAL FLOOR AREA: 1277 sq ft (118.7 sq.m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metreplan C2000

- Period Terraced Home
- Village Location
- Long Plot with Out buildings
- Two/Three Bedrooms
- Living & Dining Rooms
- Modern Kitchen & Bathroom
- Office, Store, Garage & Drive
- Charming Open Garden Space
- No Chain
- EPC tbc. C/Tax Band B



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