



Flat 3, 64 High Street, Blisworth, Northamptonshire, NN7 3BJ

HOWKINS &  
HARRISON

Flat 3,  
64 High Street,  
Blisworth,  
Northamptonshire,  
NN7 3BJ

Guide Price: £245,000

This charming apartment forms part of a high-quality Grade II listed conversion of a former public house in approximately 2021. Presented in excellent condition, the apartment boasts one ensuite bedroom, a further bedroom and family shower room and a vaulted kitchen/living area. The property further benefits from an allocated parking space and is conveniently situated in the desirable village of Blisworth with both village and countryside views.

### Features

- Charming apartment
- Conversion of a Grade II Listed building
- Character features
- Convenient village location
- Ensuite master bedroom
- Further bedroom and separate shower room.
- Open plan kitchen/living space
- Allocated parking space
- Secure storage room onsite.
- Energy rating B



## Location

The village of Blisworth is situated approximately six miles south of Northampton town centre. Local amenities include a shop, post office, doctor's surgery, excellent pre-school playgroup, nursery, primary school and The Royal Oak Public House. There is also a Baptist chapel and a Church of England parish church. The Grand Union canal runs through Blisworth which is lovely for walks.

Road communications are excellent with access to the A43 to Oxford, Junction 15a of the M1 and access to the A508 and Junction 15 of the M1. Train stations can be found at Northampton and Milton Keynes offering services to London Euston.

Sporting activities in the area include golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit!



## Accommodation

Entrance hall, master bedroom with en-suite bathroom, spacious open plan kitchen/lining area with vaulted ceiling and a range of fitted units and integrated appliances and a further double en-suite bedroom.

## Outside

The property is conveniently located in the village of Blisworth within easy walking distance of all the amenities on offer, in addition to countryside and canal side walks. Approached by a footpath leading to the front door, there is also an allocated parking space in the rear courtyard.

## Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel: 01327-353575.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

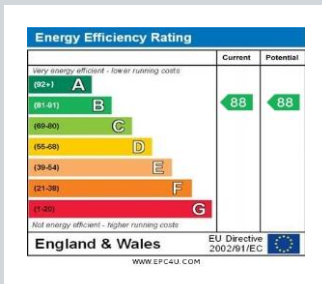
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Tenure: Freehold

## Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

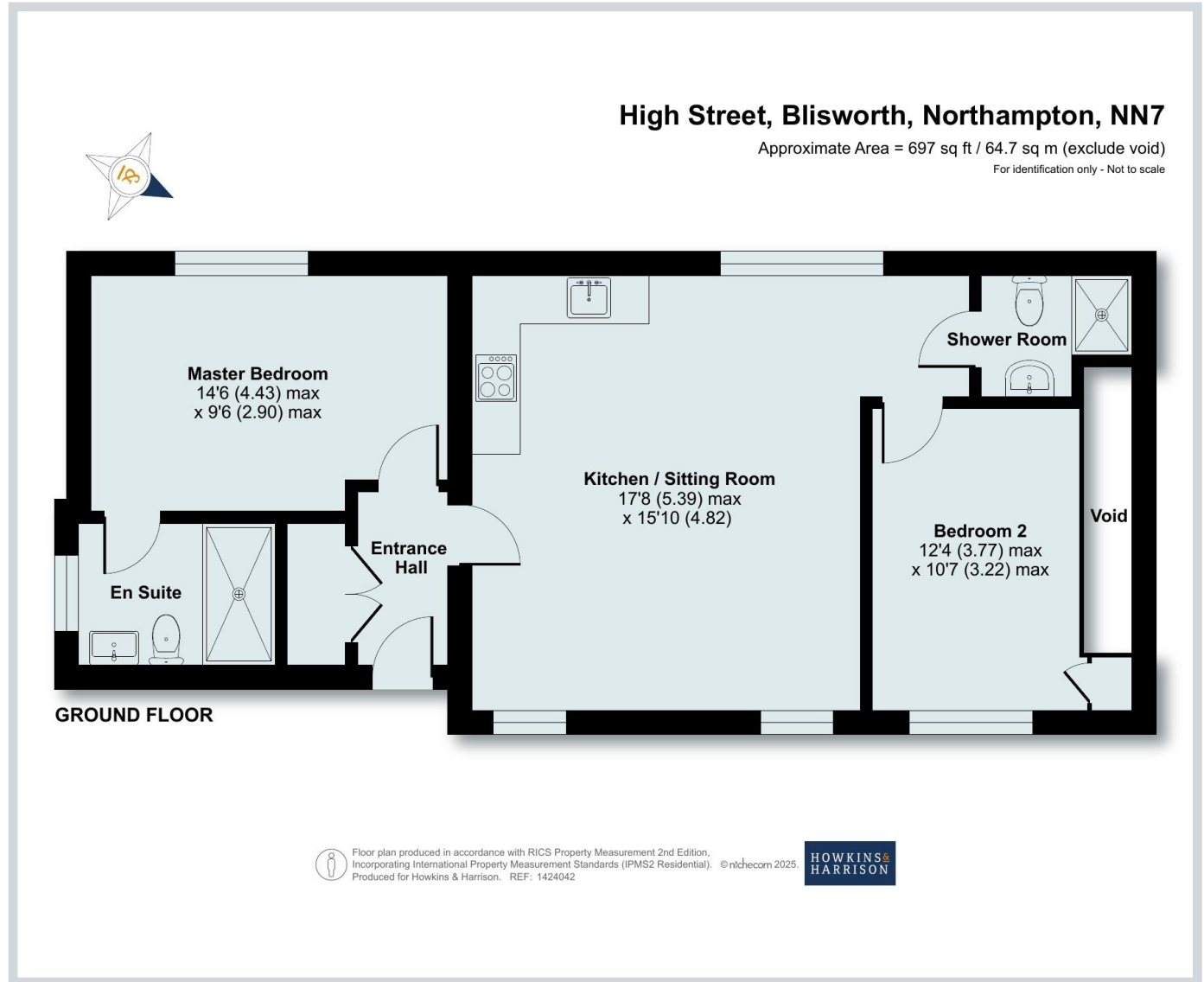
Council Tax Band – C



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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