



**Northampton Road**  
Brixworth, Northamptonshire

**oriordanbond**  
SALES & LETTINGS



## Northampton Road

Brixworth  
NN6 9DY

Guide Price  
£240,000

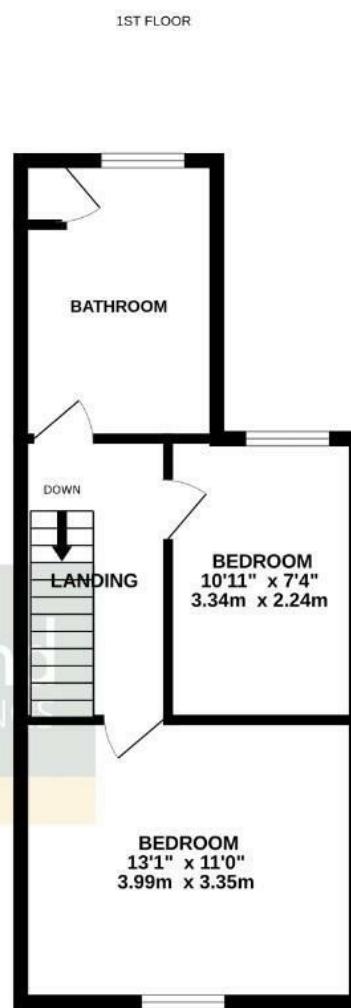
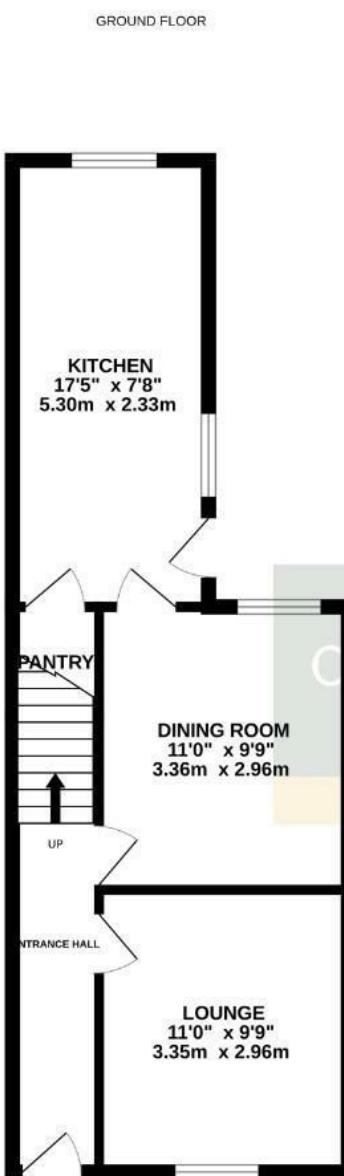
A beautifully presented period home, with period features combined with contemporary living, located in the thriving village of Brixworth. The property has uPVC triple glazing and gas radiator heating.

The accommodation comprises entrance hall, sitting room with fireplace, dining room with fireplace and original built-in cupboard to chimney breast, modern kitchen, first floor landing, two bedrooms and a spacious four-piece bathroom with free-standing slipper style bath and separate shower cubicle. Outside is a fully enclosed garden to the front accessed via a pedestrian wrought iron gate. The pretty landscaped rear garden has a sunny decked area, small trees, a timber shed and is fully enclosed with a fairly private aspect with gated pedestrian access to the rear. (A/791/M)

- Beautifully presented two bedroom period home
- Two reception rooms with fireplaces
- Modern kitchen
- Four-piece bathroom
- Gas radiator heating
- Landscaped rear garden







**TOTAL FLOOR AREA : 791 sq.ft. (73.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### Additional information

- Council Tax Band: B
- Energy Efficiency Rating: D

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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