



7 PHILLIPS WAY

LONG BUCKBY  
NORTHAMPTON  
NN6 7SF

£310,000 Freehold



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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom semi detached property located in the popular Northamptonshire village of Long Buckby. The property is of standard brick built construction with a tiled roof and benefits from having all mains services connected.

Long Buckby is a large hill top village, located around 4.5 miles north-east of Daventry and roughly midway between Northampton and Rugby. There are a range of local amenities to include shops and stores, butchers and St Lawrence's church. The village boasts infant and junior primary schools and is in the catchment area for Guilsborough secondary school. There are a range of sporting facilities to include Long Buckby Rugby Union Football Club and the village hosts an annual tennis tournament on the sports ground. There are the remains of the earthworks of Long Buckby Castle, known locally as The Mounts and the small hamlet of Long Buckby Wharf is separate from the main village but within the parish.

Long Buckby has its own railway station and operates a mainline service to Birmingham New Street and London Euston within the hour. Regular local bus services connect Long Buckby to the nearby towns of Northampton, Rugby and Daventry and there is easy access to the A5 and M1 road and motorway networks.

The accommodation is set over two floors and in brief, comprises of an entrance porch giving access to the open plan lounge/dining room. Stairs rise off the lounge area to the first floor landing and there are French doors off the dining area which open into the conservatory. The kitchen is fitted with an oven and hob with extractor over and has a door through to the garage, utility area and ground floor w.c.

To the first floor; the landing has doors off to three well proportioned bedrooms with bedroom three having built in bed storage. The fully tiled family bathroom is fitted with a three piece white suite to include a panelled bath with shower and screen over, pedestal wash hand basin and low level w.c.

The property benefits from Upvc double glazing and gas fired central heating to radiators.

Externally, to the front is a lawned area and stoned driveway providing off road parking and leading to the tandem garage and has gated side pedestrian access to the rear. The rear garden is enclosed by timber fencing to the boundaries and is predominantly laid to lawn with a patio area at the far end and a timber garden shed.

Early viewing is highly recommended to avoid disappointment and the property is being offered for sale with no onward chain,

Gross Internal Area: approx. 67 m<sup>2</sup> (721 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Value: £1300 pcm approx.

What3Words: ///receiving.forensic.impulsive

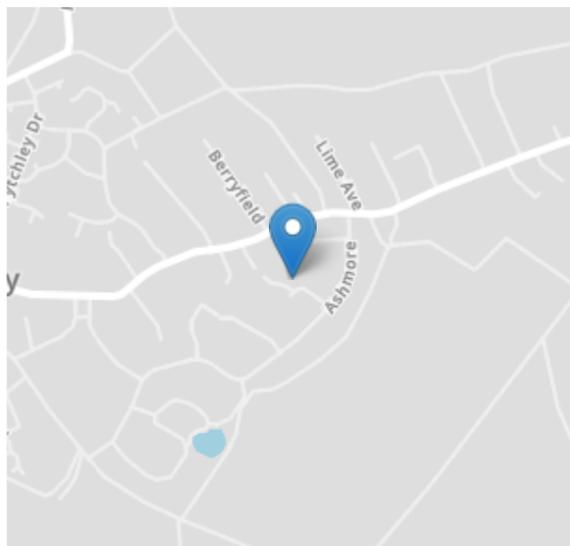
## MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

## KEY FEATURES

- **A Three Bedroom Semi Detached Property**
- **Popular Village Location**
- **Open Plan Lounge/Dining Room with French Doors to Conservatory**
- **Fitted Kitchen with Oven, Hob and Extractor**
- **Fully Tiled Family Bathroom with Three Piece White Suite**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Tandem Garage with Utility Area and W.C., Off Road Parking and Enclosed Rear Garden**
- **Early Viewing is Highly Recommended and No Onward Chain**



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Porch

6' 4" x 4' 9" (1.93m x 1.45m)

#### Lounge/Dining Room

Lounge Area: 15' 8" x 12' 8" (4.78m x 3.86m)

Dining Area: 10' 2" x 8' 3" (3.10m x 2.51m)

#### Conservatory

9' 10" x 8' 1" (3.00m x 2.46m)

#### Kitchen

9' 8" x 7' 1" (2.95m x 2.16m)

### First Floor

#### Landing

8' 0" x 5' 11" (2.44m x 1.80m)

#### Bedroom One

11' 3" x 9' 6" (3.43m x 2.90m)

### Bedroom Two

9' 0" x 8' 7" (2.74m x 2.62m)

### Bedroom Three

7' 11" x 5' 11" (2.41m x 1.80m)

### Family Bathroom

6' 8" x 6' 2" (2.03m x 1.88m)

### Externally

#### Tandem Garage

21' 5" x 8' 9" (6.53m x 2.67m)

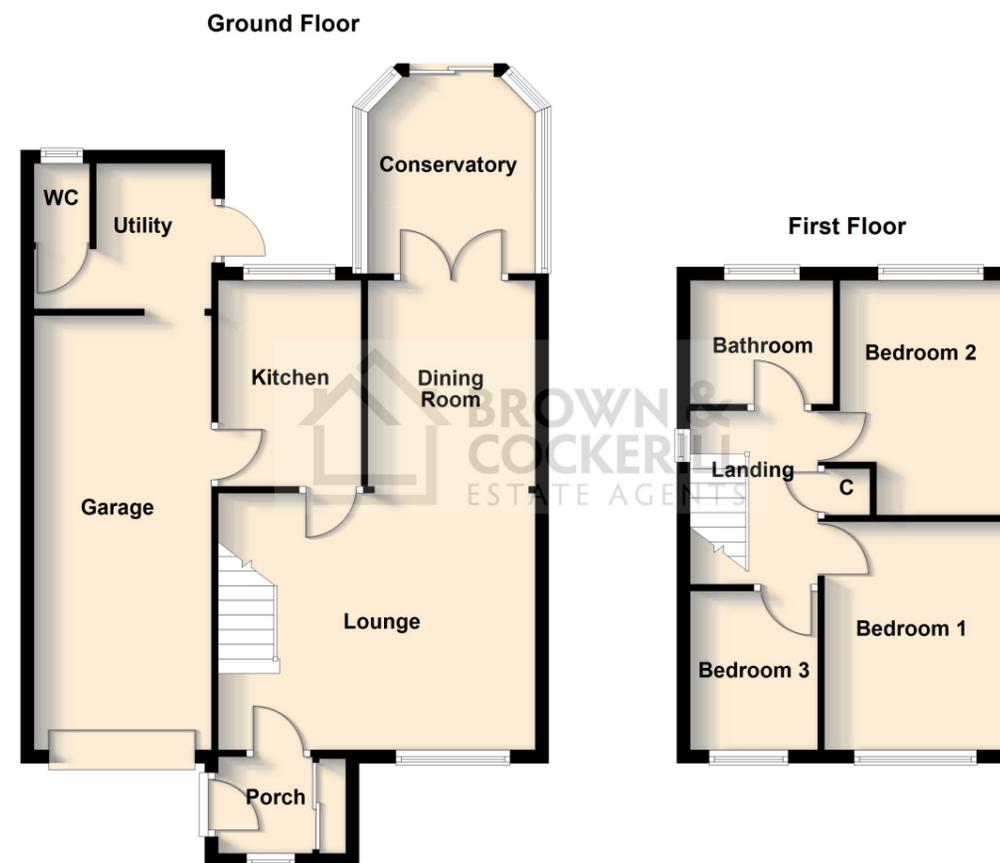
#### Utility Area

8' 5" x 7' 2" (2.57m x 2.18m)

#### W.C.

3' 11" x 2' 9" (1.19m x 0.84m)

## FLOOR PLAN



### IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.