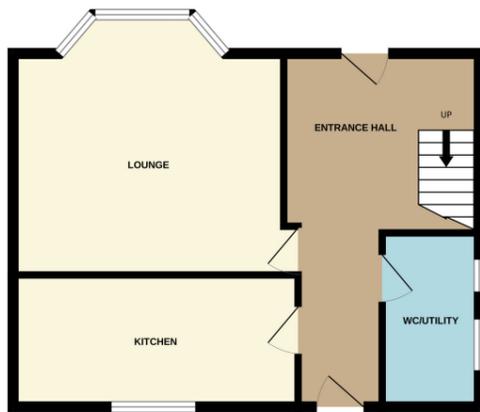


Make the right move!

GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA - 948 sq.ft. (88.1 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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36 Station Road, Cogenhoe, Northampton. NN7 1LU.

£260,000 Freehold

21 day minimum marketing period - book a viewing on one of our scheduled open days

Edward Knight Estate Agents are pleased to offer to the market this rare opportunity to purchase a three bedroom, semi detached home situated on a large corner plot in the sought after village location of Cogenhoe. The accommodation briefly comprises of entrance hall, lounge, kitchen and utility/WC. To the first floor there are three bedrooms and a shower room. Externally the property is situated on a corner plot and has large front and side gardens which extends to the rear garden. This space offers great scope for development subject to consent being obtained. Formal offers in writing are requested by Tuesday April 7th. No onward chain.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Tel: 01604 632433

www.edwardknight.co.uk

Entrance Hall

Accessed via a upvc double glazed door. Stairs rising to the first floor. Radiator. Doors to;

Lounge

15' 2" x 13' 10" (4.62m x 4.22m) Upvc double glazed bay window to the front aspect. Radiator.

Kitchen

15' 2" x 7' 0" (4.62m x 2.13m) Fitted kitchen suite comprising of a range of base and eye level units with work surfaces mounted over. Inset sink and drainer unit. Fitted double oven. Electric hob. Upvc double glazed window to the rear aspect.

Utility/WC

9' 3" x 5' 0" (2.82m x 1.52m) Space and plumbing for white goods. Fitted two piece suite comprising of WC and pedestal wash hand basin. Two windows to the side aspect.

Bedroom One

14' 5" x 9' 4" (4.39m x 2.84m) Upvc double glazed window to the front aspect. Radiator.

Bedroom Two

11' 2" x 9' 6" (3.40m x 2.90m) Upvc double glazed window to the rear aspect. Radiator. Built in cupboards.

Bedroom Three

9' 9" Max x 9' 4" (2.97m x 2.84m) Upvc double glazed window to the front aspect. Radiator.

Shower Room

9' 3" x 4' 4" (2.82m x 1.32m) Fitted three piece suite comprising of a low flush WC, pedestal wash hand basin and shower enclosure. Cupboards. Upvc double glazed window to the rear aspect.

Externally

There are prominent front and side gardens which is immediately accessed via a double width driveway. A large lawn and side gardens lead to the front entrance and rear garden. The rear garden is mostly laid to lawn with a paved patio. Two brick storage sheds.

