

Make the right move!



GROUND FLOOR
599 sq.ft. (55.6 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 1004 sq.ft. (93.2 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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19 High Street, Great Houghton, Northampton.
NN4 7AF.

£425,000 Freehold

Edward Knight Estate Agents are pleased to offer to the market this unique opportunity to purchase a traditional 1930's home situated on a large double plot, directly overlooking pasture land on the main high street in Great Houghton. This plot has huge potential for development of the existing property (subject to planning being obtained) to create a large executive family home within one of Northampton's most popular village locations. The existing property is a 1930's two bedroom detached home which is in need of full modernisation throughout and includes a detached garage to the rear. The plot occupies an area of approximately 0.25 of an acre and has large front, side and rear gardens. The property is sold with no onward chain and will be marketed for a minimum marketing period of 21 days. Interested parties can view the property by appointment only and offers can be made in writing to our Northampton office.

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.

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