

**1 Rockhill Road, Long Buckby, Northampton, NN6 7PT**  
**Offers In Excess Of £250,000 Freehold**

A beautifully presented end of terrace house with off road parking and far reaching south facing views. It has a hall, lounge with period fireplace, living room with log burner, kitchen, conservatory, two double bedrooms, en-suite shower room and a large luxurious bathroom. Outside, there is a long garden, off road parking, brick store room and useful basement rooms. The property has uPVC double glazing and uPVC double glazing. EPC Rating: D. Council Tax Band: B

**End Of Terrace | Two Double Bedrooms | En-Suite Shower Room | Long Garden | Views | Off Road Parking**

**modern marketing · traditional values**

### ENTRANCE HALL

Entrance door. Staircase rising to first floor landing. Radiator.

### DINING ROOM 3.99m x 4.14m (13'1 x 13'7)

uPVC double glazed bay window to front elevation. Radiator. Dado rail.

### LIVING ROOM 4.19m x 4.27m (13'9 x 14'0)

uPVC double glazed window to rear elevation. Radiator. Fireplace with log burner. Original cupboards. Open plan to:

### KITCHEN 4.34m x 3.25m (14'3 x 10'8)

uPVC double glazed window to rear elevation. Fitted with a range of wall, base and drawer units. Built in oven, hob and extractor hood. Tiled splash backs. Space for fridge / freezer, dishwasher and washing machine. Understairs storage cupboard. Door to:

### CONSERVATORY 4.01m x 1.96m (13'2 x 6'5)

uPVC double glazed construction. Door to rear elevation.

### BASEMENT

Two rooms with power and light connected. WC and wash hand basin.

### FIRST FLOOR LANDING

Airing cupboard. Doors to:

### BEDROOM ONE 3.99m x 4.11m (13'1 x 13'6)

Two uPVC double glazed windows to front elevation. Radiator. Access to loft space. Area for wardrobe.

### EN-SUITE

Shower in a tiled cubicle and wash hand basin. Tiled splash backs.

### BEDROOM TWO 4.27m x 3.45m (14'0 x 11'4)

uPVC double glazed window to rear elevation. Radiator. Cast iron fireplace.

### BATHROOM 3.51m x 3.23m (11'6 x 10'7)

uPVC double glazed window to rear elevation. Radiator. Suite comprising double ended bath, shower in a large shower cubicle and twin contemporary wash hand basins on a stand with storage below.

### OUTSIDE

### FRONT GARDEN

Courtyard garden.

### REAR GARDEN

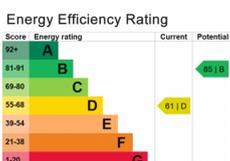
South facing paved patio area with lawn beyond. Established trees and bushes. Side gated access.

### STORE ROOM 3.15m x 1.93m (10'4 x 6'4)

Brick built. uPVC double glazed windows to side and rear elevations.

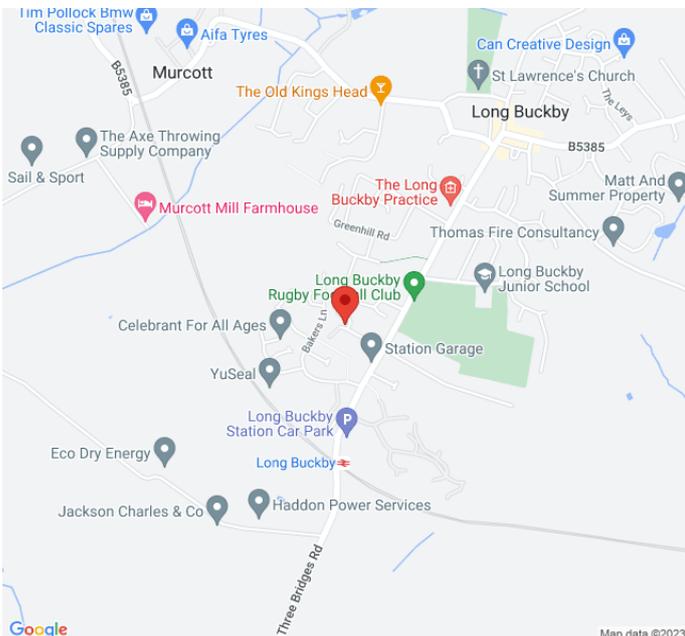
### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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## LOCAL AREA INFORMATION

Midway between Northampton and Rugby, this large parish includes the two smaller settlements of Murcott and Buckby Wharf on the Grand Union Canal. Only 2 miles from M1 J18 Watford Gap, the village also has a railway station with mainline services to London Euston and Birmingham. The infant and junior schools within the village feed to Guilsborough secondary school 6 miles away and there are also private prep schools less than half an hour away. In addition to various sporting and social clubs, the village has C of E, Baptist and United Reform churches and a very good range of shops and services including small supermarkets, designer dress boutique, deli, bakers, chemist, newsagent, butcher, hairdresser, estate agent, public houses, restaurants, medical practice, dentist and library.

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