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# Church Street, Weedon, NN7 4QR

£350,000 Cottage

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**Platinum Trusted  
Service Award**

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over the past year

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Department: Sales

Tenure: Freehold







## Property Summary

A beautifully presented three bedroom, terraced cottage occupying a generous central village plot.

## Features & Utilities

- ✓ Three Bedrooms
- ✓ Character Cottage
- ✓ Off Road Parking
- ✓ Conservatory
- ✓ Courtyard Garden
- ✓ Breakfast Room
- ✓ WC
- ✓ Desirable Village Location
- ✓ Well Proportioned Throughout
- ✓ No Onward Chain

# Property Overview

A beautifully presented three bedroom, terraced cottage occupying a generous central village plot with a private enclosed rear garden and off road parking. Located in the heart of Weedon village, opposite village amenities and a stone's throw from the church. The full accommodation comprises; entrance hall, kitchen, breakfast room, lounge, dining room, conservatory, W.C and to the first floor the inner hall leads to three bedrooms and bath room. To the rear, a low maintenance private courtyard garden with off road parking and an outbuilding. EPC Rating: D. Council Tax Band: C

## ENTRANCE HALL

On street access, entry via composite door. Tiled flooring. Access to lounge, breakfast room and dining room. Radiator. uPVC double glazed window to front elevation.

## LOUNGE 4.45m x 3.63m (14'7" x 11'11")

uPVC double glazed windows to front elevation. Fireplace. Radiator. Access to conservatory via wooden single glazed French doors.

## CONSERVATORY 2.42m x 3.08m (7'11" x 10'1")

uPVC double glazed windows to rear elevation. uPVC double glazed French doors to rear courtyard garden.

## BREAKFAST ROOM 3.37m x 3.24m (11'1" x 10'8")

Wooden obscure single glazed window. A range of wall and base units. Space for white goods. Radiator. Understairs storage cupboard.

## KITCHEN 2.23m x 2.62m (7'4" x 8'7")

uPVC double glazed window to rear elevation. uPVC double glazed stable style door leading to the garden. Vinyl flooring. Roll top work surface. Stainless steel sink and drainer. A range of base and wall units freestanding oven with gas hob. Space for white goods. Access to WC. uPVC double glazed stable style door leading to the garden.

## WC

Low level WC. Radiator. Wooden obscure double glazed window to side elevation.

### **DINING ROOM 3.80m x 3.84m (12'6" x 12'7")**

uPVC double glazed window to front elevation. Radiator. Laminate flooring. Storage cupboards. Stairs raising to first floor.

### **FIRST FLOOR LANDING**

Two uPVC double glazed windows to rear elevation. Radiator. Storage cupboard.

### **BEDROOM ONE 3.85m x 3.84m (12'8" x 12'7")**

uPVC double glazed window to front elevation. Radiator. Built in dressing area and fitted wardrobes. Access to loft.

### **BEDROOM TWO 3.22m x 3.63m (10'7" x 11'11")**

Two uPVC double glazed windows to front elevation. Radiator. Built in wardrobes.

### **BEDROOM THREE 3.71m x 3.24m (12'2" x 10'8")**

Two uPVC double glazed windows to front elevation. Radiator. Built in wardrobes and dressing area.

### **BATHROOM**

uPVC double glazed obscure window to rear elevation. Radiator. Pedestal wash hand basin with stainless steel mixer taps, low level WC, and bath with shower overhead. Tiling to splash areas.

### **OUTSIDE**

Shared access driveway with parking. Outbuilding. Two points of rear garden access from driveway. Low maintenance block paved garden, enclosed with fence panels and stone walls.

### **DRAFT DETAILS**

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

### **MATERIAL INFORMATION**

Type – Cottage

Age/Era – Ask Agent



Tenure – Freehold  
Ground Rent – Ask Agent  
Service Charge – Ask Agent  
Council Tax – Band C  
EPC Rating – D  
Electricity Supply – Mains  
Gas Supply – Mains  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Gas Central Heating  
Parking – On Street  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years, No flood defences  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves  
Rights and Easements – Ask Agent

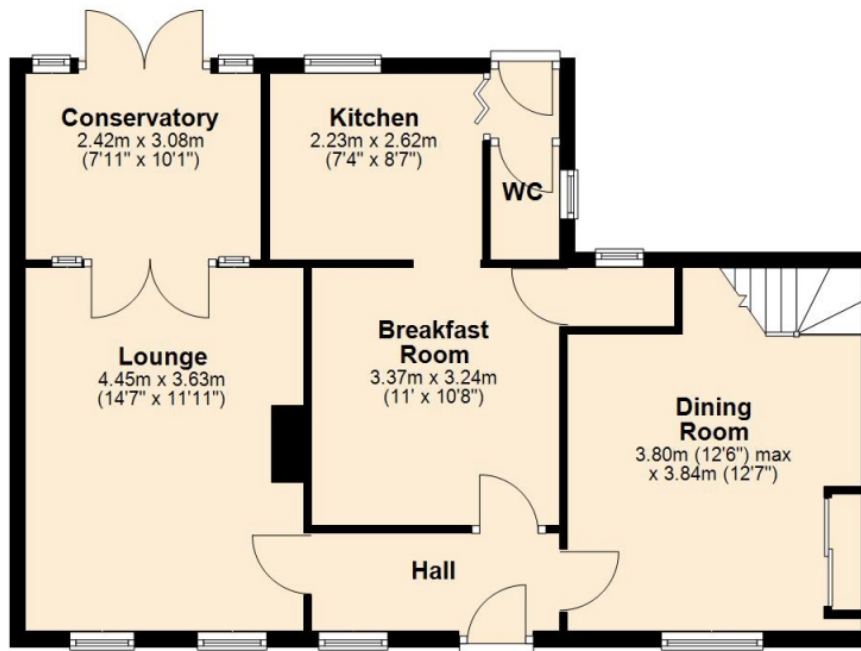
### AGENTS NOTES

i Viewings by appointment only through us 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.

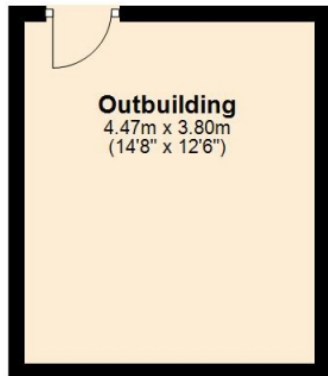


# Floorplan

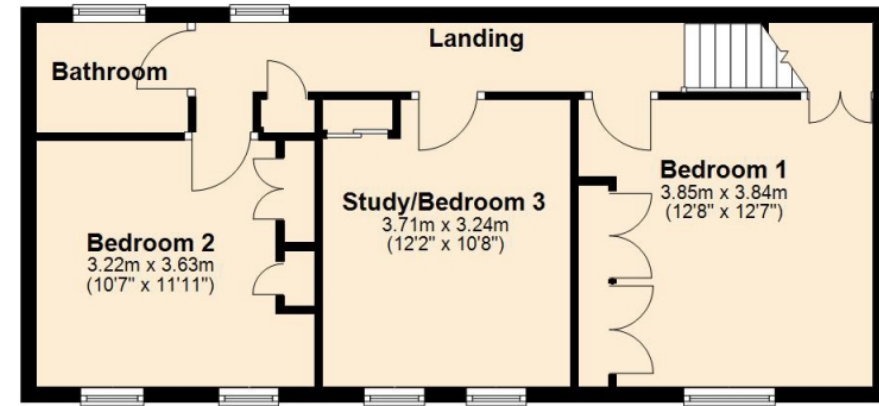
Ground Floor



Outbuilding



First Floor



Total area: approx. 135.1 sq. metres (1454.6 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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