



# High Street

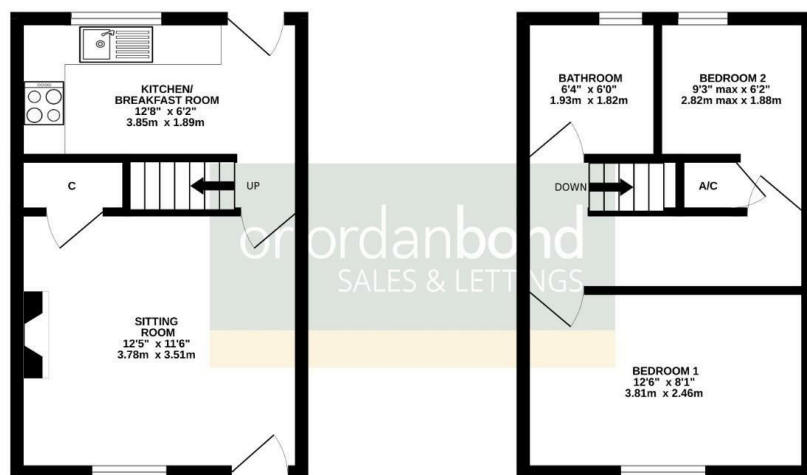
Milton Malsor, Northamptonshire

**oriordanbond**  
SALES & LETTINGS



GROUND FLOOR  
250 sq.ft. (23.2 sq.m.) approx.

1ST FLOOR  
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 504 sq.ft. (46.8 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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## High Street

Milton Malsor

NN7 3AS

GUIDE PRICE £180,000

A charming two bedroom period cottage, situated in the heart of the desirable village of Milton Malsor, benefiting from no onward chain. This property has been tastefully modernised by the current owner and offers accommodation over two floors.

Entrance via a traditional timber door into a cosy sitting room with feature fireplace, storage cupboard under the stairs and a door to an inner hall with stairs to the first floor and further door to a wonderful re-fitted kitchen with integrated oven, hob, extractor and spaces for further white goods. To the first floor is access to the loft space and doors to all other rooms. There is a main double bedroom to the front, a second single bedroom at the rear and a modern bathroom with a mixer/shower over the bath. Outside, the property has a shared garden with lawned areas, a pathway to gated side access, a brick-built shed and larger brick barn. Further benefits include gas radiator heating and no onward chain. (B/504/S)

### Additional information

- Council Tax Band: B
- Energy Efficiency Rating: D

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Hunsbury Sales

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