



# Green Street

Milton Malsor, Northamptonshire

oriordanbond  
SALES & LETTINGS



GROUND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



## Green Street

Milton Malsor

NN7 3AT

GUIDE PRICE £240,000

A charming two bedroom brick and stone cottage, situated in the heart of the desirable village of Milton Malsor, immaculately presented throughout. The property offers period features with accommodation over two floors.

Entrance hall via a traditional timber door with a door leading to a cosy sitting room offering space for furniture, storage cupboards, exposed ceiling beams and a wood burning stove. There is a modern fitted kitchen with integrated appliances and stairs to the first floor, a separate pantry, a rear lobby with access to the garden and a modern bathroom with a shower over the bath. To the first floor is access to the loft space and two generous double bedrooms, with the main bedroom benefiting from a fitted wardrobe. Outside, the property offers a private westerly facing rear garden with paved patio seating area, lawn, a timber shed and enclosed by timber fencing and brick walling. Further benefits include replacement windows (except landing window) and gas radiator heating. (A/647/M)

### Additional information

- Council Tax Band: C
- 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.



TOTAL FLOOR AREA: 647 sq.ft. (60.1 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 misstatement. 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.  
Map: Ordnance Survey

O'Riordan Bond Hunsbury Sales  
01604 706007

[hunsbury@oriordanbond.co.uk](mailto:hunsbury@oriordanbond.co.uk)

