



# High Street

Hardingstone, Northampton

oriordanbond  
SALES & LETTINGS





# High Street

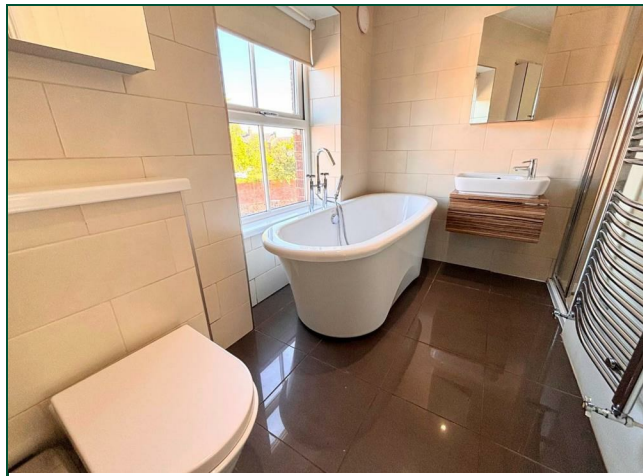
Hardingstone  
NN4 6BZ

Price  
£250,000

**This well presented two bedroom stone cottage is ideally located within the heart of the popular village of Hardingstone, close to all the village amenities to include shops, post office, pubs and more.**

Offered for sale with no onward chain, the accommodation comprises sitting/dining room, kitchen and a conservatory. To the first floor are two bedrooms and a re-fitted four-piece family bathroom with roll top bath and separate shower cubicle. Outside is a secluded garden with paved patio, outbuilding with power and water connected and a larger private paved area with space for hot tub and entertaining area. Further benefits include gas radiator heating, double glazed windows and loft space with potential to create further storage if needed. (B/641/S)

- Two bedroom stone cottage
- Conservatory
- Re-fitted four-piece bathroom
- Gas radiator heating
- Secluded private garden
- No onward chain



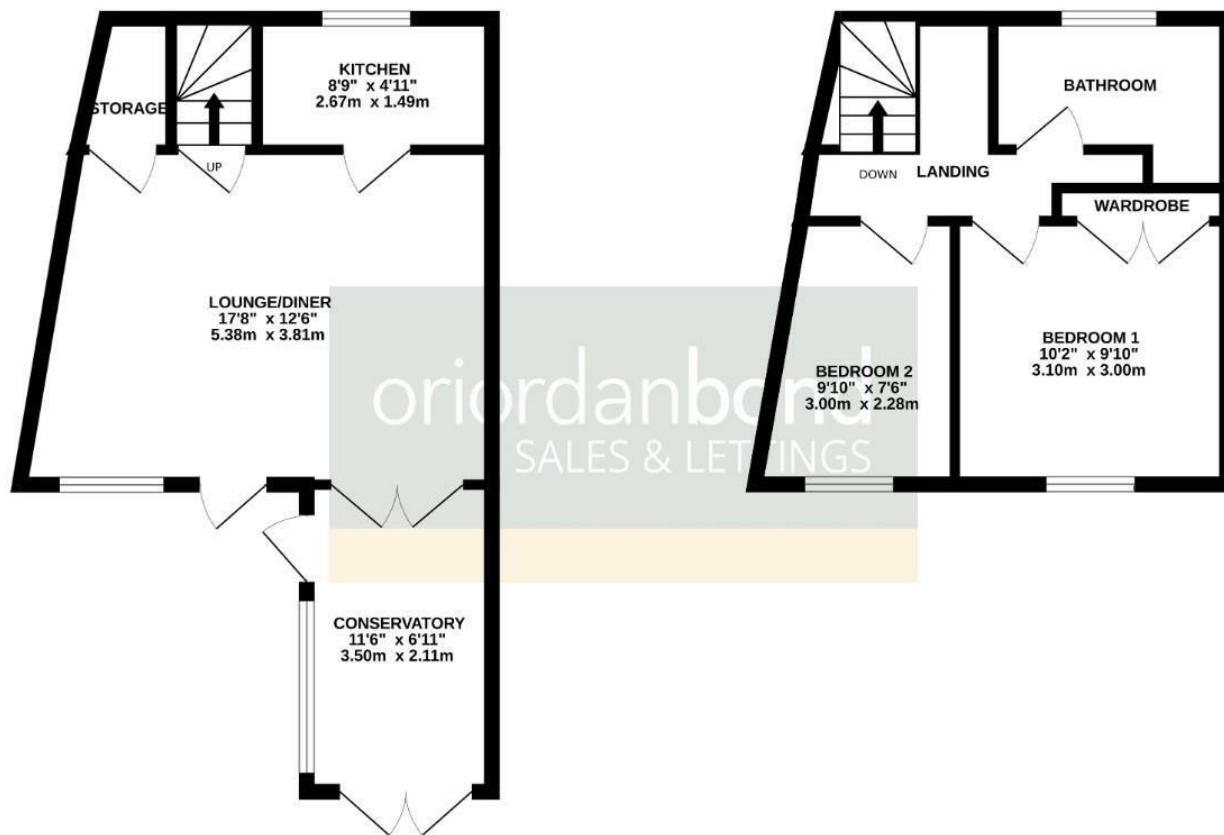






GROUND FLOOR  
360 sq.ft. (33.5 sq.m.) approx.

1ST FLOOR  
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA: 641 sq.ft. (59.5 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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#### 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.

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