



High Street

Hardingstone, Northampton

oriordanbond
SALES & LETTINGS



High Street

Hardingstone
NN4 6BZ

Guide Price
£270,000

A beautifully presented two bedroom cottage ideally located within the sought after village of Hardingstone. This home is within close proximity of village shops, pubs and other amenities as well as having easy access to the M1 motorway and A45.

The accommodation comprises entrance hall, dual aspect sitting/dining room with feature open fire, window seats and exposed beams, a fitted kitchen and a family bathroom. To the first floor are two double bedrooms. Benefits include uPVC double glazing and gas radiator heating. Outside to the front of the property is a lawned garden. The rear garden is landscaped and secluded being mainly laid to lawn with a range of mature plants and shrubs as well two brick-built outbuildings. (A/732/L)

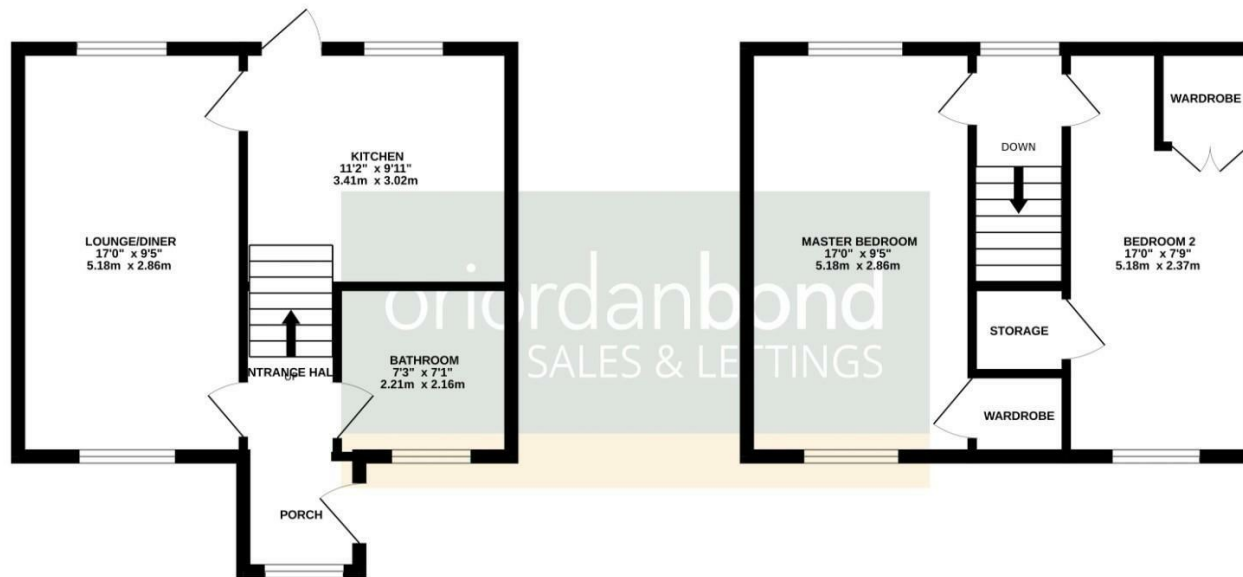
- Beautifully presented two bedroom cottage
- Sitting/dining room with feature open fire
- Fitted kitchen
- Gas radiator heating
- Secluded landscaped rear garden
- Close to village amenities





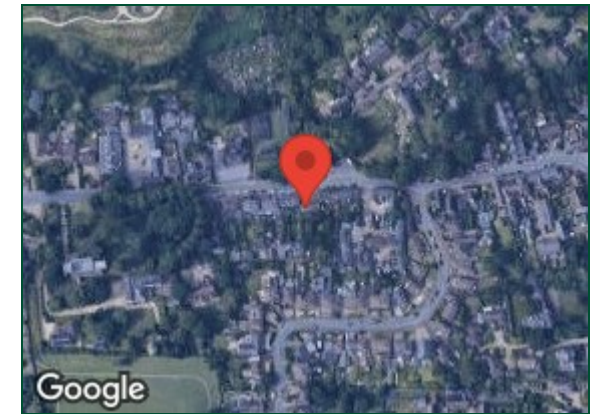
GROUND FLOOR
373 sq.ft. (34.7 sq.m.) approx.

1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 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: 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.

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