



# Watts Close

Cogenhoe, Northamptonshire

oriordanbond  
SALES & LETTINGS



## Watts Close

Cogenhoe  
NN7 1PD

Price  
£295,000

O'Riordan Bond is delighted to bring to the market this immaculately presented spacious extended three bedroom property with driveway and converted integral garage to utility room and store room. The property is situated within a quiet cul-de-sac, within the heart of the sought after village of Cogenhoe, offered for sale with no onward chain.

The accommodation comprises entrance hall, cloakroom/WC, extended sitting/dining room with French doors to the rear garden and open to a re-fitted kitchen with built-in appliances, utility room, first floor landing, master double bedroom with built-in wardrobes, further double bedroom, good size single bedroom and re-fitted bathroom. Outside is a lawned front garden with driveway providing off road parking leading to the garage store. To the rear is a private enclosed garden with mature shrubs and patio area with lawn. Further benefits include uPVC double glazing and gas radiator heating. (A/1146/M)

- Three bedroom extended family home
- Recently fitted kitchen and bathroom
- Gas radiator heating
- Enclosed rear garden
- Off road parking and garage store
- No onward chain







TOTAL FLOOR AREA : 996 sq.ft. (92.5 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: C
- Energy Efficiency Rating: C

#### 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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