

The Square

Earls Barton, Northamptonshire

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SALES & LETTINGS



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Earls Barton
NN6 0NA

Price
£325,000

O'Riordan Bond is excited to bring to the market 'Talisman House.' This stunning three bedroom spacious period cottage has been loving restored by its current owner to a very high standard to include a beautiful Wren fitted kitchen with built-in appliances, fitted boot room with appliances, re-fitted cloakroom/WC and first floor family bathroom. The property is ideally located within the heart of the sought after thriving village of Earls Barton.

The accommodation comprises hallway, cloakroom/WC, stairs to first floor landing, spacious sitting room with feature fireplace, dining/family room, stunning re-fitted kitchen/breakfast room, fitted boot room/utility, landing, large master bedroom, two further double bedrooms and re-fitted bathroom. Outside is a large enclosed courtyard style rear garden designed for easy maintenance with mature planting, patio areas and gated access to the front. Further benefits include uPVC double glazing, gas radiator heating and no onward chain. (A/1205/M)

AGENTS NOTE - Full renovation to include new windows and flooring, boiler/radiators, re-wire, skirting, interior doors, bathroom, kitchen and worktops with fitted appliances, fridge/freezer, washing machine, dryer, dishwasher, induction hob, oven, microwave, laundry bin and recycling bin. All white good with guarantees.

- Stunning renovated three bedroom spacious period cottage
- Beautiful Wren fitted kitchen with built-in appliances
- Two reception rooms
- Fitted boot room with appliances and re-fitted cloakroom/WC
- Enclosed courtyard style rear garden
- No onward chain









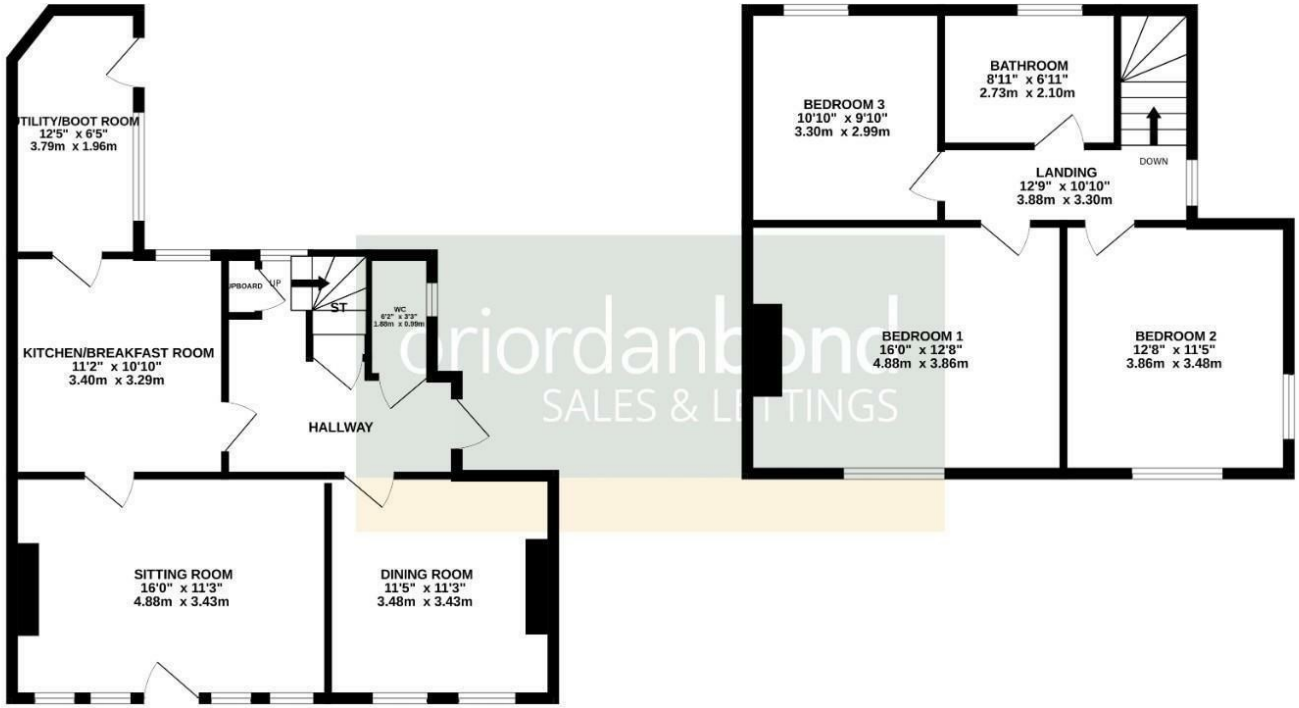






GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.

1ST FLOOR
585 sq.ft. (54.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1205 sq.ft. (111.9 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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