



**17 Station Road**  
Cogenhoe, Northamptonshire

**oriordanbond**  
SALES & LETTINGS





# 17 Station Road

Cogenhoe

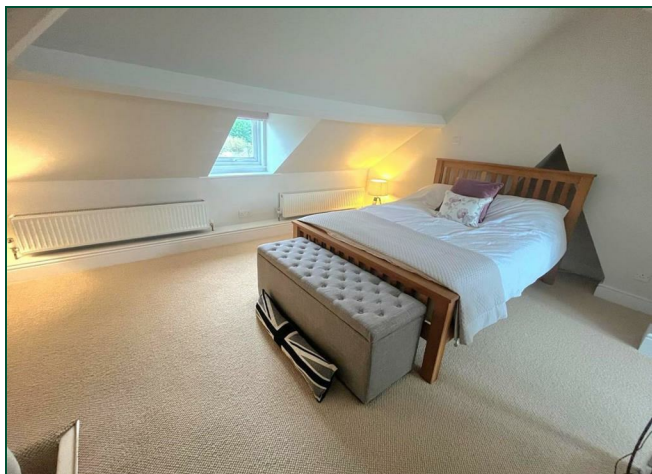
NN7 1LT

£439,995

A pretty Victorian spacious semi-detached property full of character, having undergone improvements to give a mixture of traditional and contemporary style living. The property has been refurbished to include a tanked basement/cinema room which has been sound proofed with dedicated electric spur, under floor heating and heat recovery ventilation.

Accommodation comprises entrance hall, sitting/dining room with under floor heating and feature wood burning stove, re-fitted kitchen/breakfast room with under floor heating, conservatory, cloakroom/WC, basement/cinema room, first floor landing, two double bedrooms, re-fitted stylish bathroom and second floor double bedroom with rear views. Outside, the property is set back from the road with a retained walled garden and being laid to lawn with mature trees and shrubs, a good size part walled rear garden with lawn and mature planting with a good degree of privacy. There is a detached double garage and rear access via double gates. Further benefits include sash windows and gas radiator heating. (B/1402/M)

- Three bedroom Victorian semi-detached
- Two reception rooms
- Conservatory
- Basement/cinema room
- Private rear garden
- Oversized detached garage







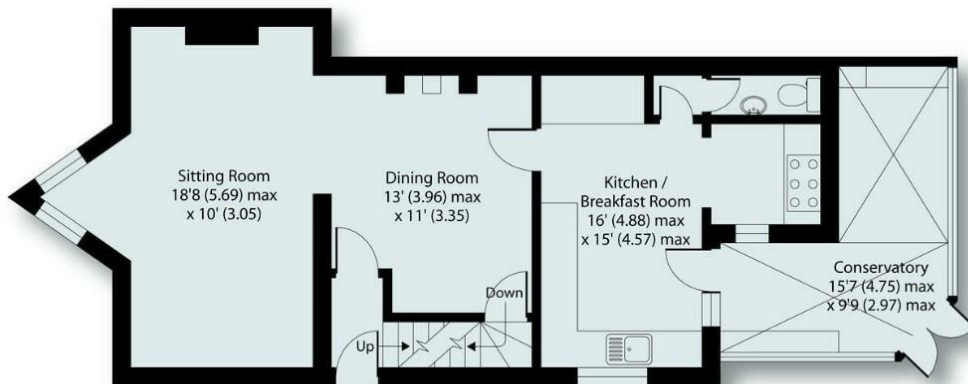


## Station Road, Cogenhoe, Northamptonshire

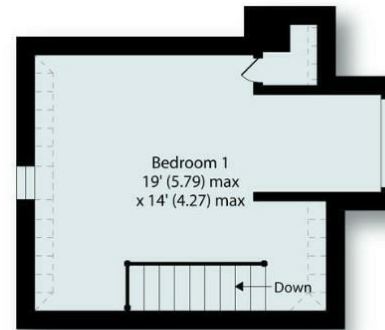
Approximate Area = 1402 sq ft / 130.2 sq m (excludes cellar & garage)  
Including Limited Use Area(s) = 22 sq ft / 2 sq m

For identification only - Not to scale

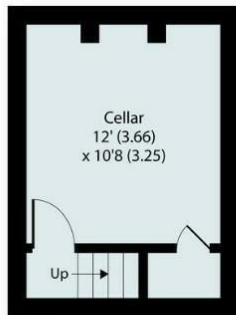
Denotes restricted  
head height



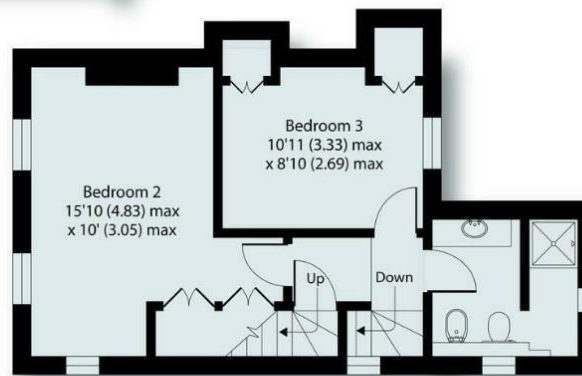
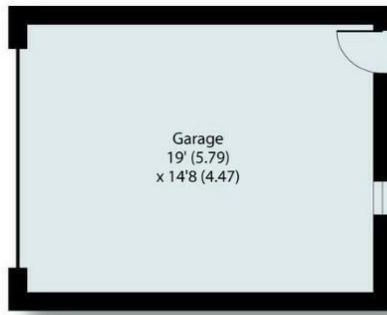
GROUND FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



SECOND FLOOR



### Additional information

- Council Tax Band: D
- Energy Efficiency Rating: E

### 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.

**O'Riordan Bond Earls Barton Sales**

**01604 810088**

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