



**12 Doddington Road
Earls Barton, Northamptonshire**

oriordanbond
SALES & LETTINGS



12 Doddington Road

Earls Barton

NN6 0NF

£195,000

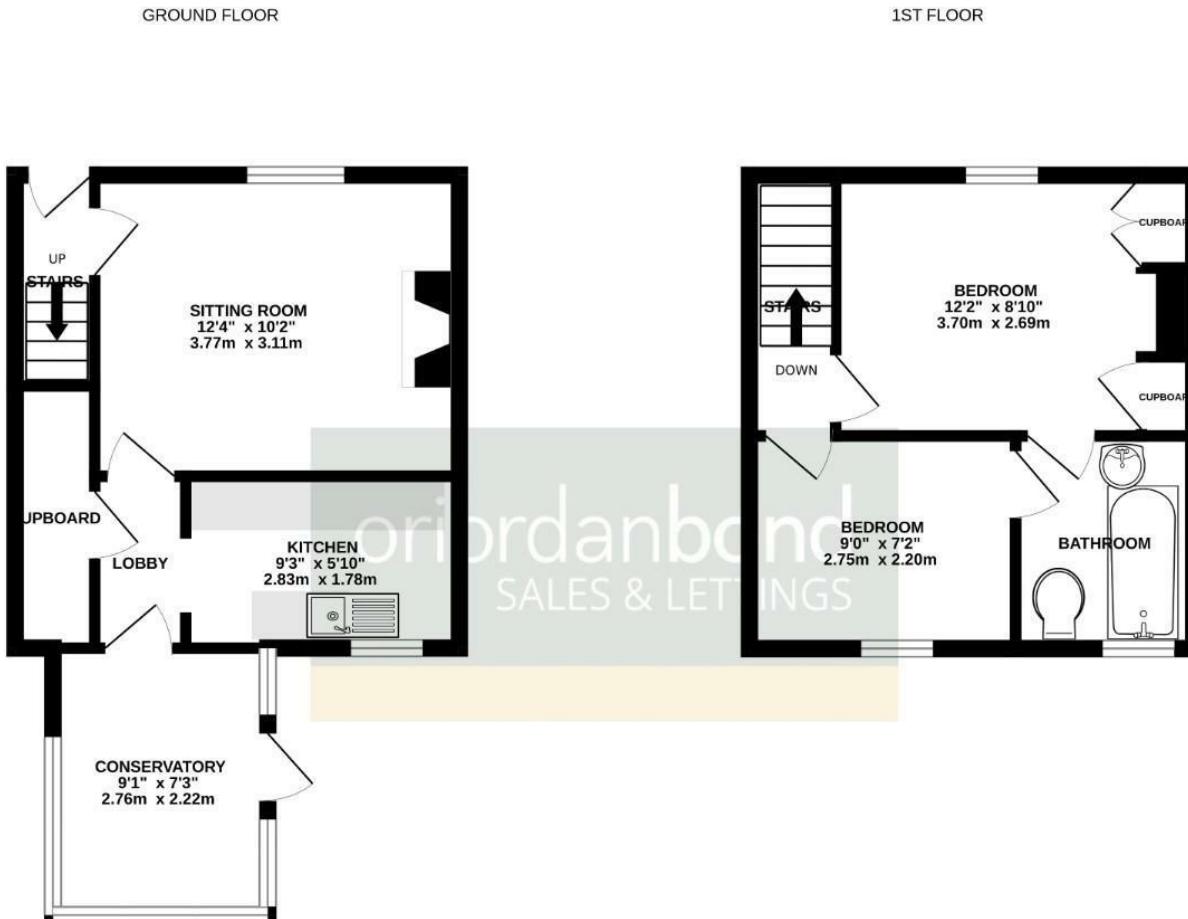
A charming stone cottage located close to the centre of Earls Barton village, within walking distance to shops and local amenities. This lovely cottage has been well maintained by the current owner and has various character features including original flooring and is offered for sale with no onward chain.

Accommodation comprises entrance lobby accessed via a conservatory leading to the re-fitted kitchen, sitting room with feature fireplace and door to staircase rising to first floor landing, first floor master bedroom with exposed wooden beams, guest bedroom with easy loft access via a fitted loft ladder and a 'Jack and Jill' re-fitted bathroom suite. Benefits to the property include uPVC double glazing and gas radiator heating. Outside to the rear is a private enclosed south facing cottage garden with two brick-built outbuildings providing excellent storage. (B/593/S)

- Two bedroom stone cottage
- Re-fitted kitchen and 'Jack and Jill' bathroom
- Conservatory
- Gas radiator heating
- Private rear garden with outbuildings
- No onward chain







TOTAL FLOOR AREA : 539 sq.ft. (50.1 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: A
- 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.

**O'Riordan Bond Earls Barton Sales
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