Main Road

Wilby, Northamptonshire

oriordanbond
SALES & LETTINGS

Main Road

Wilby
NN8 2UE

Price
£300,000

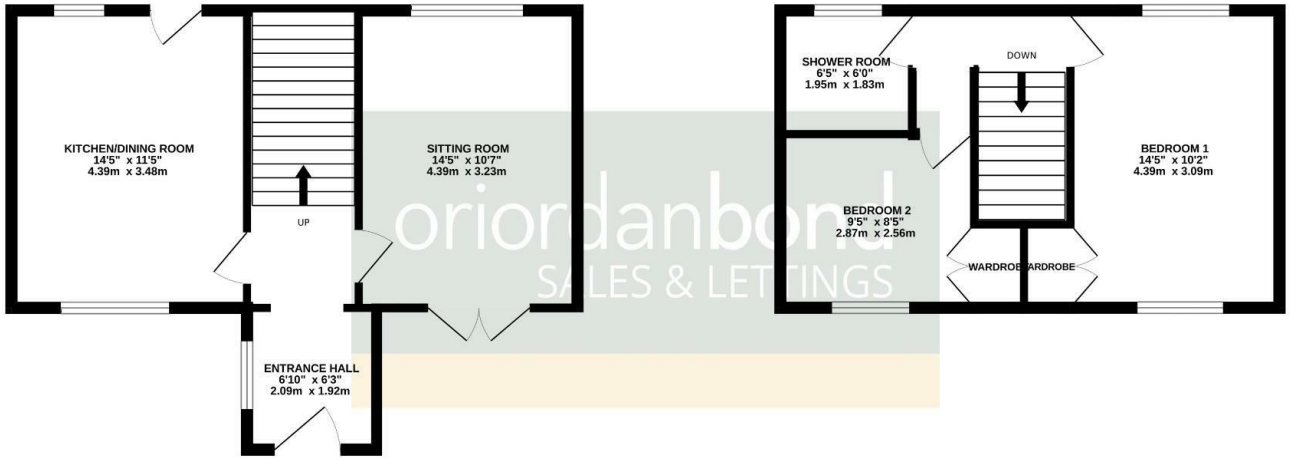
O'Riordan Bond is pleased to bring to the market this beautifully presented and rarely available spacious two bedroom cottage situated in the sought after village of Wilby. The property has been lovingly refurbished by the current owners to an exceptional standard and is offered for sale with no onward chain.

Accommodation comprises entrance hall, spacious sitting room with French doors opening to the front aspect enjoying a private patio area for seating, re-fitted kitchen/dining room with granite worktops and built-in dishwasher and door to rear garden, stairs to first floor landing, spacious main double bedroom with built-in wardrobe, spacious second bedroom also with built-in wardrobe and a re-fitted shower room. Outside is large frontage with a lawned garden and patio area for seating, mature planting with shrubs and pots, gated access to the rear and allocated parking. The rear garden is raised with steps leading up to a paved area, a fully equipped separate home office building, beautifully covered pergola seating area to enjoy alfresco dining and wooden storage shed. Further benefits include uPVC double glazing and gas radiator heating. (A/779/M)

- Rarely available spacious two bedroom cottage
- Re-fitted kitchen/dining room
- Re-fitted shower room
- Gas radiator heating
- Private mature rear garden with home office
- Allocated parking

GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 779 sq.ft. (72.4 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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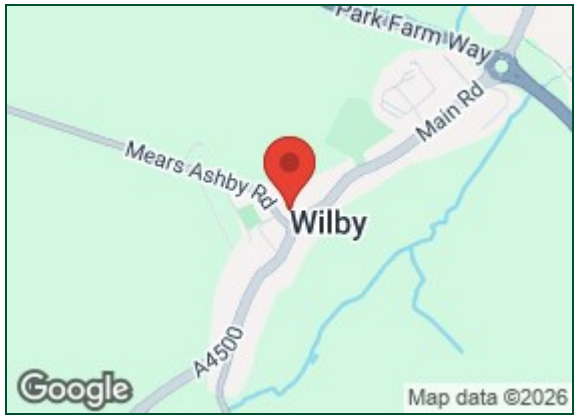

Additional information

- 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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