









GROUND FLOOR 312 sq.ft. (29.0 sq.m.) approx

1ST FLOOR 298 sq.ft. (27.6 sq.m.) approx



TOTAL FLOOR AREA : 610 sq. ft. (56.6 sq. m.) approx.

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## **Clays Court**

Walgrave NN6 9RP

## OFFERS OVER £200,000

A modern stone mews style property in this unique development of just five stone houses situated close to the village centre of Walgrave. This super modern starter home is presented in immaculate condition with the advantage of an enclosed private rear garden and two allocated parking spaces to the front of the property.

The accommodation includes sitting room, fitted kitchen/dining room with built-in appliances, cloakroom/WC, first floor landing, two good size bedrooms and fitted family bathroom/WC. The property benefits from gas radiator heating and uPVC double glazing. Walgrave has facilities within the village as well as close access to more amenities close by at Brixworth village and the nearby towns of Market Harborough, Kettering and Northampton. (A/610/S)

#### Additional information

- · Council Tax Band: B
- 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.

# O'Riordan Bond Brixworth Sales 01604 880077

brixworth@oriordanbond.co.uk



