



oriordanbond  
FOR SALE  
01604 880077

**Harborough Road**  
Brixworth, Northamptonshire

oriordanbond  
SALES & LETTINGS



## Harborough Road

Brixworth  
NN6 9BX

Guide Price  
£330,000

**Excellent value is this charming double fronted four bedroom Victorian cottage located in the conservation area of Brixworth, within walking distance of amenities, offered with no onward chain.**

The cottage is constructed over three floors (excluding the cellar) and comprises entrance hall with stairs rising to the first floor landing, sitting room with fireplace, formal dining room with door to the cellar, rear lobby giving access to the rear courtyard cottage style garden and access to the kitchen. The kitchen has a view over the courtyard garden and has a built-in pantry. There is potential to relocate the kitchen to the dining area to create a kitchen/diner and convert the existing kitchen into a utility/boot room and WC (subject to building regulations.) To the first floor is a double bedroom with fitted wardrobes, a generous size single bedroom and bathroom with shower over the bath. To the second floor there are two further double bedrooms with potential to convert to a master suite with dressing area and en-suite (subject to building regulations.) Outside, the cottage is approached via a wrought iron gate and enclosed pretty garden with gated access to the cottage style courtyard garden with two brick-built outbuildings. (B/1298/S)

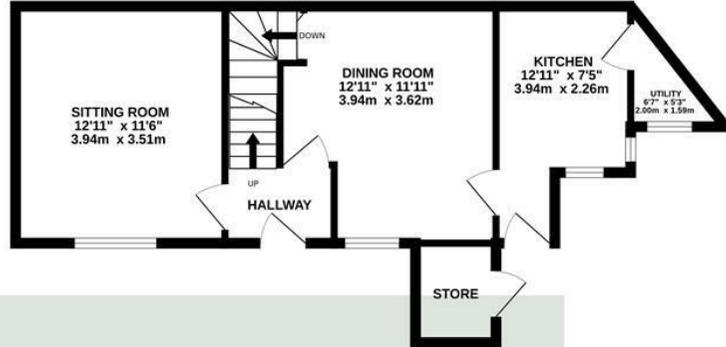
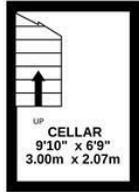
- Charming four bedroom three storey cottage
- Two reception rooms
- Cellar
- Kitchen with built-in pantry
- Cottage style courtyard garden
- No onward chain





BASEMENT

GROUND FLOOR



1ST FLOOR

2ND FLOOR



TOTAL FLOOR AREA : 1298 sq.ft. (120.6 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: D
- Energy Efficiency Rating: F

### 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

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