



Manor Road

Pitsford, Northamptonshire

oriordanbond
SALES & LETTINGS



Manor Road

Pitsford

NN6 9AR

GUIDE PRICE £210,000

A charming stone cottage that is full of character, located right in the heart of the pretty village of Pitsford, within close proximity to Pitsford Reservoir.

The cottage is approached via stable doors that lead into a spacious kitchen/dining room. The kitchen is fitted and opens into the dining area which has a log burner and exposed stonework and beams. There is a rear hallway which incorporates a useful utility area with stable door leading to the rear of the property and the shared courtyard area. The sitting room is also approached from the rear hallway and also features a log burner, exposed stonework and beams. Stairs rise to the first floor from the hall giving access to two double bedrooms and a fitted bathroom with mixer tap shower over the bath. Benefits include gas radiator heating and double glazing. Outside is a shared courtyard area providing outside space and there is an outbuilding/brick storage enclosure useful for storage. (B/672/-)

Additional information

- Council Tax Band: C
- 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 Brixworth Sales

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GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.

1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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