



**Breach Close**  
Brixworth, Northamptonshire

**oriordanbond**  
SALES & LETTINGS



# Breach Close

Brixworth  
NN6 9HT

Guide Price  
£285,000

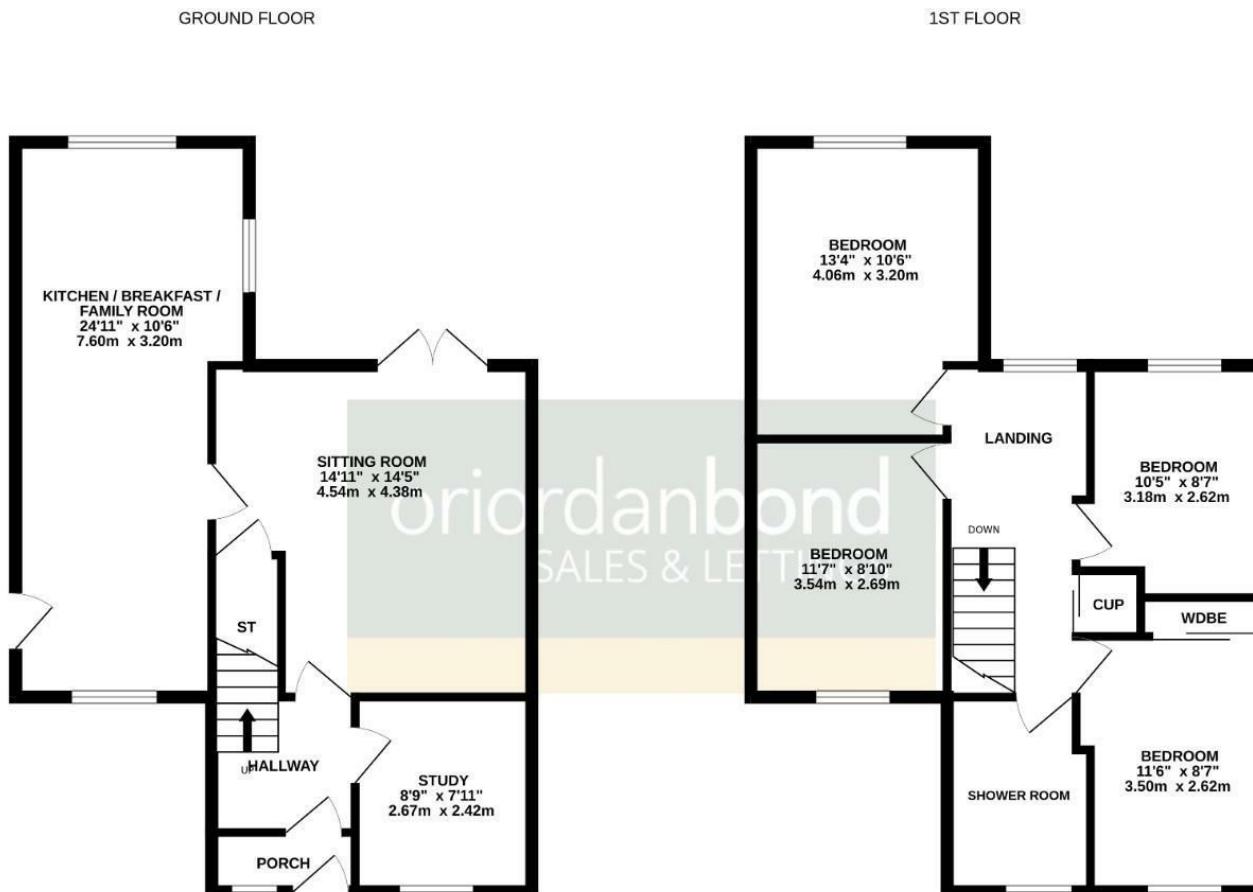
A substantial four bedroom semi-detached house with a 45ft south facing garden, off road parking and garage (situated in a block within view of the property.) Whilst there are remedial works required, improvements have been made over the years to include replacement uPVC double glazed windows and external doors, the addition of a two storey extension to the side, re-fitted kitchen and shower room and a replacement consumer unit. In addition, the property has gas radiator heating and offered for sale with no onward chain.

The accommodation comprises porch with outside store, entrance hall with stairs to the first floor, reception room (formally the original kitchen) currently utilised as a study but has potential to be converted to a ground floor shower room/utility room), sitting room with walk-in cupboard and double doors to the rear garden, 24ft kitchen/breakfast/dining room with integrated fridge and slim-line dishwasher and double aspect to the rear garden, a spacious first floor landing/study area (formally a bedroom prior to being extended), three double bedrooms, a generous size single bedroom and a family shower room. Outside there is off road parking to the front and side pedestrian access to the fully enclosed rear garden. (B/1087/M)

- Substantial four bedroom semi-detached home
- 24ft re-fitted kitchen/breakfast/dining room
- Re-fitted shower room
- 45ft south facing garden
- Off road parking and garage
- No onward chain







TOTAL FLOOR AREA : 1087sq.ft. (101.0 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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