



oriordanbond  
FOR SALE  
01534 188077

# Newlands

Brixworth, Northamptonshire

oriordanbond  
SALES & LETTINGS



## Newlands

Brixworth  
NN6 9DN

Offers Over  
£275,000

Offered with no onward chain is this recently professionally re-decorated two/three bedroom cottage, with a south facing rear garden and off road parking, located in the heart of Brixworth village, within walking distance of all amenities. The property has gas radiator heating serviced by a Worcestershire combination gas boiler.

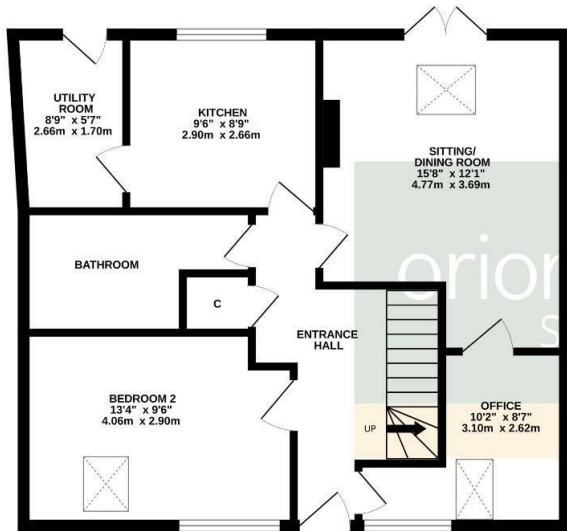
Deceptive in size, the accommodation comprises spacious entrance hall with wood effect floor, sitting/dining room with brand new carpet, log burner, skylight and double doors to the rear garden, kitchen with integrated appliances, utility room, office/bedroom three with brand new carpet and skylight window, ground floor double bedroom with window to the front elevation and further skylight window, spacious bathroom, first floor landing giving access to the master bedroom with walk-in wardrobe and a family shower room. Outside is off road parking and side gated pedestrian access to the fully enclosed south facing rear garden. (A/965/M)

- Two/three bedroom cottage with off road parking
- Versatile living accommodation
- Ground floor bathroom and first floor shower room
- Gas radiator heating with Worcestershire combi gas boiler
- South facing rear garden
- Off road parking
- No onward chain

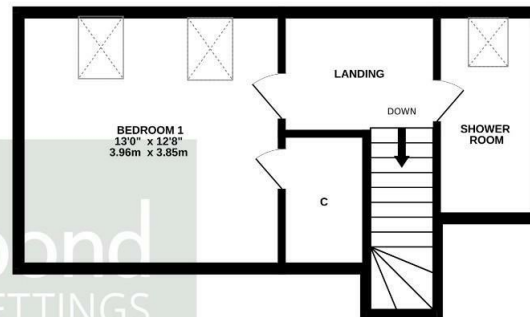




GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.7 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.

O'Riordan Bond Brixworth Sales

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