



63 Station Road

Cogenhoe, Northampton, NN7 1LU

£1,225 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE SIMPLY CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL GET IN TOUCH WITH YOU.

Available to move into 15th June 2025!!!!

A charming two bedroom semi-detached cottage located in the peaceful village of Cogenhoe, which has been recently refurbished.



Unfurnished accommodation: entrance hall, living room, dining room, kitchen, downstairs bathroom, two double bedrooms, driveway, garden. Energy Rating D. Council Tax Band B.

Access to this cottage is via the porch, with a further front door opening into the airy entrance hall, which has tiled flooring. The living room is large, light and airy, with a window overlooking the front, to views of the village, with a feature fireplace. The dining room has a large under-stairs storage cupboard and a large window overlooking the side garden.

The kitchen has a tiled floor and comes with a range of base and eye level cabinets, with fully tiled splashbacks on the walls. Included within the kitchen is an electric oven, a gas hob and an extractor fan. The bathroom is on the ground floor with part-tiled walls, a heated towel rail and a three piece white bathroom suite with power shower over the bath, with a chrome riser and handheld shower attachment.

Upstairs boasts two large bedrooms. One has a window overlooking the village and the other overlooking the rear garden.

Outside, the driveway provides off-road parking for 3 cars and there is a large lawned garden.

Entrance Porch 5'03 x 5'02 (1.60m x 1.57m)

Hallway 8'02 x 6'06 (2.49m x 1.98m)

Living Room 12'07 x 11' (3.84m x 3.35m)

Utility Room 4'05 x 4'05 (1.35m x 1.35m)

Dining Room 11'11 x 11' (3.63m x 3.35m)

Kitchen 8'08 x 6'04 (2.64m x 1.93m)

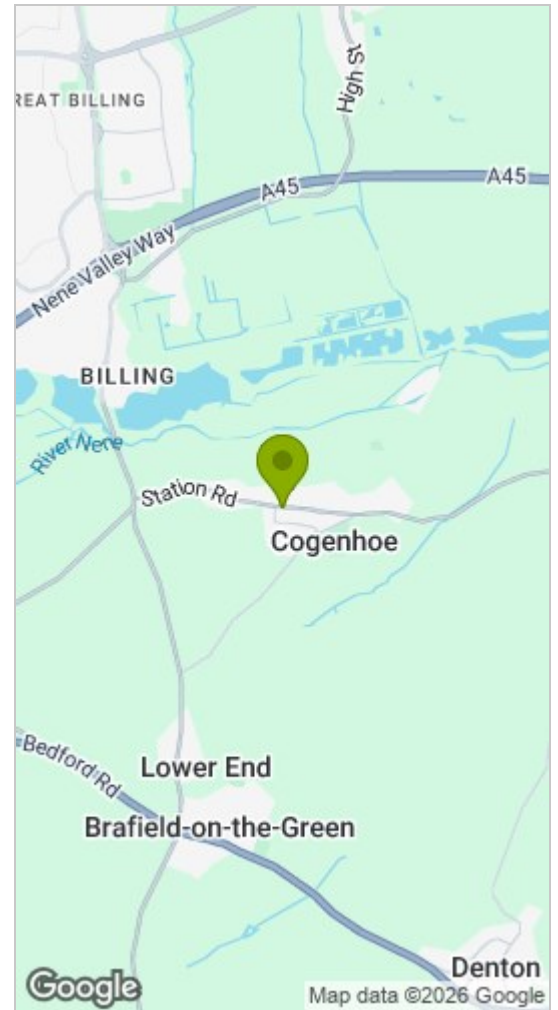
Bathroom 7'11 x 6'04 (2.41m x 1.93m)

Bedroom Two 12'05 x 11'03 (3.78m x 3.43m)

Bedroom Two 12'06 x 11'02 (3.81m x 3.40m)

Understairs Cupboard 11'08 max x 2'03 (3.56m max x 0.69m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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