



## 1 East Cottage

Muscott, Northampton, NN7 4JZ

£1,250 Per Calendar Month



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

Available Now

A charming two bedroom end of terraced cottage belonging to the Althorp Estate in the sought after location of Muscott with front garden, off-road parking for 5 cars, an outbuilding and views over the countryside.



Unfurnished Accommodation: Lounge, kitchen/diner, two double bedrooms, family bathroom, front garden, rear communal courtyard, one outbuilding and off-road parking for five cars. Energy efficiency rating D. Council Tax Band B. Oil radiator central heating throughout. Minimum 12 month let. Pets permitted, however please note there will be an additional fee of £50 per month per pet payable on top of the rent.

The property is accessed via the rear courtyard through the back door leading into the kitchen/diner and has wood effect cabinets, wood effect worktops, ceramic hob and electric oven, space for a washing machine and fridge/freezer.

The living room has a feature fireplace with brick surround with shelving either side and looks out onto a 60 foot front garden that is laid to lawn. There is an understairs cupboard for storage. Stairs lead to the first floor which has two double bedrooms and a bathroom. The bathroom has a shower above the bath, a toilet and hand basin and has wood effect flooring.

To the rear of the property is a small communal courtyard with an outbuilding and views over the countryside.

The property benefits from oil fired heating, double glazing throughout and is located in a secluded location with only a few neighbours and overlooks an equestrian centre at the front and rolling countryside at the rear of the property.

Living Room 13'11 x 12'02 (4.24m x 3.71m)

Kitchen/diner 16'11 x 9'08 (5.16m x 2.95m)

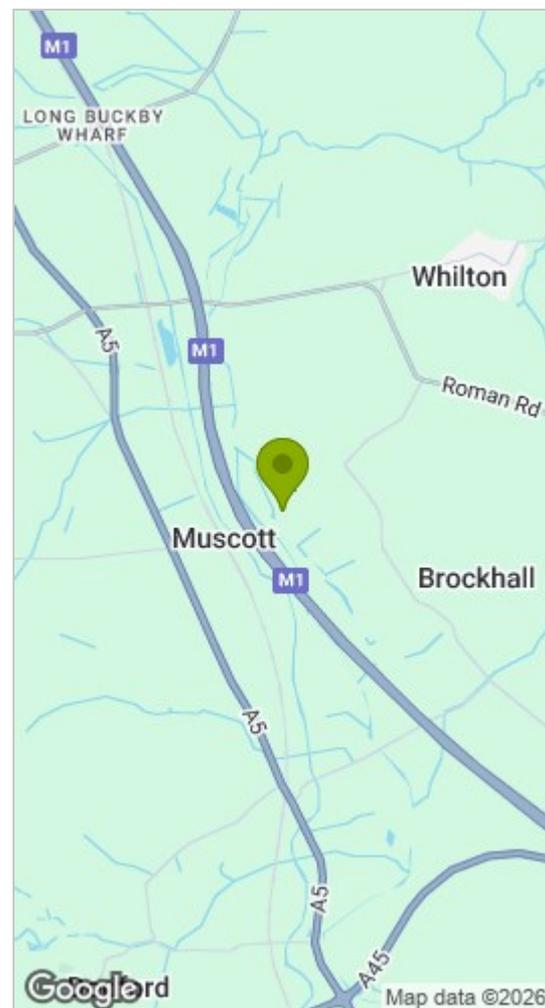
Master Bedroom 12'07 x 10'10 (3.84m x 3.30m)

Second Bedroom 9'09 x 8'05 (2.97m x 2.57m)

Bathroom 7'10 x 7'05 (2.39m x 2.26m)

Outbuilding 9 x 8 (2.74m x 2.44m)

## Area Map



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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