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## East Street , Stanwick, NN9 6PX

**Offers In The Region Of £205,000**



Prime Choice is delighted to offer for sale this charming two-bedroom cottage-style terraced home, pleasantly positioned on East Street in the highly regarded village of Stanwick.

Full of character and potential, this attractive period property offers a fantastic opportunity for a buyer looking to create a long-term home in a beautiful village setting. The property retains a traditional cottage feel, with fireplaces, feature brickwork and generous room proportions, while also benefiting from UPVC double glazing and gas central heating.

The accommodation comprises a welcoming living room, separate dining room, kitchen, first floor landing, two bedrooms and a spacious first floor bathroom. Externally, the property enjoys an enclosed rear garden, with on-road parking available nearby.

The property would benefit from modernisation and cosmetic updating, making it an excellent choice for buyers wanting to put their own stamp on a character home. With the right improvements, this could become a wonderful forever home in one of Northamptonshire's most desirable village locations.

Early viewing is highly recommended to appreciate the setting, character and potential on offer.



Living Room

UPVC double glazed windows to front and side elevations. Entrance door to front. Radiator. Feature fireplace, understood not to have been used for many years and therefore the working condition is unknown. Power points. Character cottage-style proportions.

Dining Room

UPVC double glazed window. Radiator. Feature fireplace, understood not to have been used for many years and therefore the working condition is unknown. Built-in storage cupboard. Power points. Door leading through to further accommodation.

Kitchen

UPVC double glazed window to rear elevation. Fitted kitchen with a range of base and wall units. Work surfaces. Stainless steel sink with drainer. Oven and hob. Extractor. Wall-mounted gas boiler. Space and plumbing for appliances. Door leading towards the rear garden.

First Floor Landing

Stairs rising from the ground floor. Access to bedrooms and bathroom.

Bedroom One

UPVC double glazed window. Radiator. Power points. Good-sized double bedroom.

Bedroom Two

UPVC double glazed window. Radiator. Power points. Ideal as a second bedroom, nursery, study or dressing room.

Bathroom

UPVC double glazed window. Suite comprising panelled bath with shower over, wash hand basin and low-level WC. Tiled splashbacks.

Outside

Rear Garden

Enclosed rear garden with patio/pathway area, lawn and fenced boundaries. A pleasant outside space with scope for improvement and personalisation.

Parking

On-road parking available.

Disclaimer

- 1. Money Laundering: Buyers will need to provide ID, proof of address, and evidence of funds in line with current regulations. If funds are from a third party (e.g. family), we may also request their documents.
- 2. Photographs: Some images may have been taken with a wide-angle lens to help show the space or layout.
- 3. Measurements & Fixtures: All sizes are approximate and for guidance only. Buyers should confirm before incurring costs. We have not tested any appliances or systems.
- 4. Title & Legal Checks: Prime Choice Ltd has not checked the legal title or planning consents. Buyers must confirm these with their solicitor.
- 5. Offer Process: We may request proof of deposit or an Agreement in Principle when an offer is made, to ensure vendors are dealing with serious buyers. All information is treated in confidence.
- 6. General Information: These details are provided to help you decide whether to view. They do not form part of any offer or contract. Buyers are advised to make their own investigations and obtain a survey before exchange.

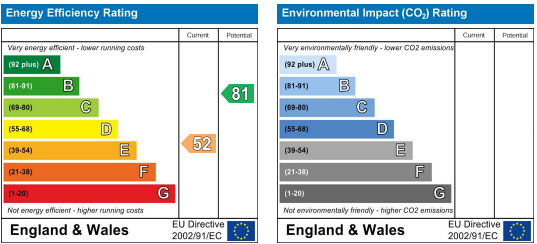
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.