6 The Square
Pitsford
NORTHAMPTON
NN6 9AG

Guide Price £250,000

- NO CHAIN
- CUL DE SAC LOCATION
- SOUGHT AFTER VILLAGE
- MUST BE VIEWED
- STUNNING VIEWS
- NEEDS MODERNISATION
- THREE BEDROOMS
- ENERGY EFFECIENCY RATING: TBC

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A rare opportunity to acquire a chain free, mature three bedroom terraced house with picturesque views towards Pitsford Reservoir. Nestled in a cul-de-sac within the highly regarded village of Pitsford, the property occupies a generous plot, offering substantial potential for modernisation and extension, subject to the necessary statutory consents. The ground floor features an entrance hall, a lounge, and a kitchen/diner. Additionally, there is a utility area, a versatile study/office and a convenient cloakroom/WC. The first floor hosts three bedrooms and a shower room. The enclosed front garden offers the possibility of conversion to off road parking, subject to consents, while the fully enclosed rear garden backs onto fields, providing a private outdoor space. The property benefits from double glazing and electric storage heating.

Ground Floor

Entrance Hall
Approached via entrance door, window to the side elevation, stairs rising to first floor landing with storage under, storage heater, doors leading to;

Lounge
13'7" x 13'5" (4.16m x 4.09m)
Window to the front elevation, storage heater, TV point, three wall light points.

Kitchen/Diner
19'9" x 9'1" (6.04m x 2.77m)
Kitchen area: Window to the rear elevation, stainless steel sink unit, set into a range of base units, work surfaces over, tiled splash backs, matching wall mounted units, larder unit, built in oven and hob with extractor over, door to rear lobby.
Dining area: Patio doors leading to the rear garden.

Rear Lobby
Doors to the garden and side passage way and access to;

Utility
Window to the side elevation, one and a half bowl stainless steel sink unit set into a range of base units with work surfaces over, tiled splash backs, plumbing for automatic washing machine, access to;

Office/Study
9'9" x 6'8" (2.99m x 2.05m)
Two windows to the rear elevation, storage area with door leading to the rear garden, door to;

Cloakroom/WC
Window to the side elevation, low level wc.

First Floor

Landing
Loft access to roof space, airing cupboard housing hot water cylinder, doors to;

Bedroom One
13'4" x 11'11" (4.07m x 3.65m)
Window to the rear elevation enjoying stunning views.

Bedroom Two
12'0" x 9'10" (3.66m x 3.01m)
Window to the front elevation.

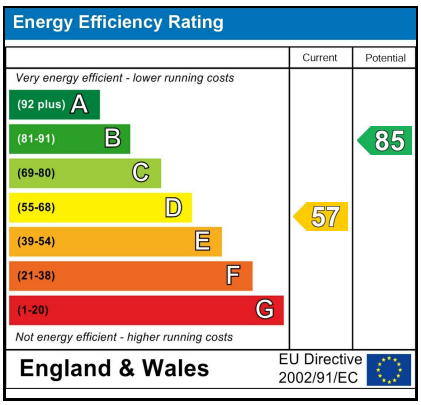
Bedroom Three
9'10" max x 7'7" (3.01m max x 2.32m)
Two windows to the front elevation, over stair storage cupboard.

Bathroom
Window to the rear elevation, white suite comprising, wash and basin set into vanity unit, low level WC, double width shower cubicle with sliding doors.

Externally

Front Garden
Fully enclosed low maintenance garden.

Rear Garden
Fully enclosed, backing onto fields, patio area.



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