

High Street, Weston £235,000 Freehold

- **A Pretty Victorian Cottage**
- In Need of Full Modernisation
- With Two Reception Rooms
- Kitchen Ready for Re-fitting
- Two Double Bedrooms, Bathroom
- Part Central Heating Installed
- Part Re-wired, Needs Connection
- Garden Backing Onto Fields
- EPC Energy Rating: F







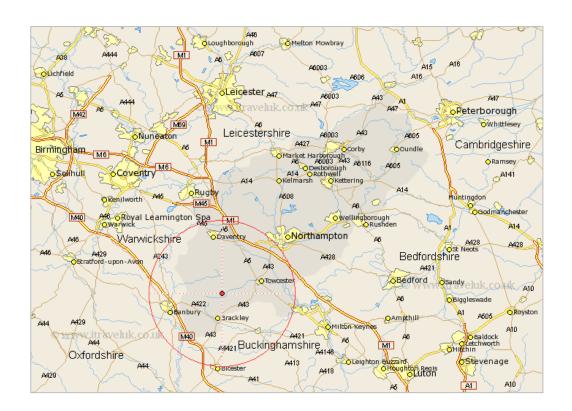


12 High Street, Weston, Northants. NN12 8PU

A pretty, double fronted Victorian mid-terraced cottage in the heart of this popular village. In need of complete modernisation, the property affords a rare opportunity to carry out a high specification renovation and create a desirable home. On the ground floor are two reception rooms, a hall and kitchen area, almost ready for fitting. There are two first floor double bedrooms and a bathroom in need of re-fitting. Outside is a rear garden approached via steps leading from a courtyard. Part central heating and re-wiring has been installed, however, this and several other works will need completion.

AGENTS NOTE: The property has been part renovated, however, there are no live services connected, rendering the property unmortgageable.

LOCATION: The village of Weston lies to the southwest corner of Northamptonshire, combining with the village of Weedon Lois to form a single community. The combined villages provide a Primary School, a Church of England Church and a 17th Century Public House. Weston features one of the oldest Baptist Churches in Northamptonshire, which was built in 1791. More comprehensive facilities can be found in the market towns of Towcester, Brackley and Banbury and the A43 dual carriageway links to the M40 and M1 motorways is only a few miles distant. Rail services can be found at Milton Keynes (London, Euston) and Bicester (London, Marylebone).



HALL: Approached through a panelled door, there is a window to the front and doors to the dining room and:

LOUNGE: 11' 11" x 9' 5" (3.63m x 2.87m) (minimum) Window to the front elevation, TV point, tiled fireplace and hearth.

DINING ROOM: 7" x 7' 11" (0.18m x 2.41m) Exposed brick fireplace, window to front elevation, radiator (not connected).

KITCHEN: 10' 5" x 6' 1" (3.18m x 1.85m) The units have been removed and the walls have been dry lined in readiness for a new kitchen to be fitted. There is a rooflight window, a further window to the side and a door to the rear courtyard.







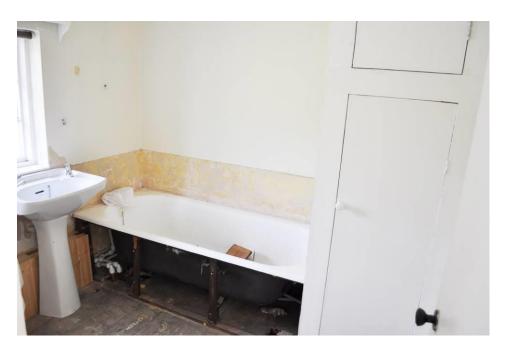
INNER HALL: With stairs to the first floor and a wall mounted electric boiler (unconnected)

LANDING: With a window to the rear elevation and doors to all bedrooms.

BEDROOM ONE: 16' 4" x 7' 11" (4.98m x 2.41m) With a capped fireplace and a window to the front elevation.

BEDROOM TWO: 11' 1" x 8' 7" (3.38m x 2.62m) This room has a fireplace and surround and a window to the front elevation.

BATHROOM: 7' 6" x 6' 7" (2.29m x 2.01m) Although this room has a suite installed it is damaged and in need of re-fitting. There is an airing cupboard and a window to the rear elevation.

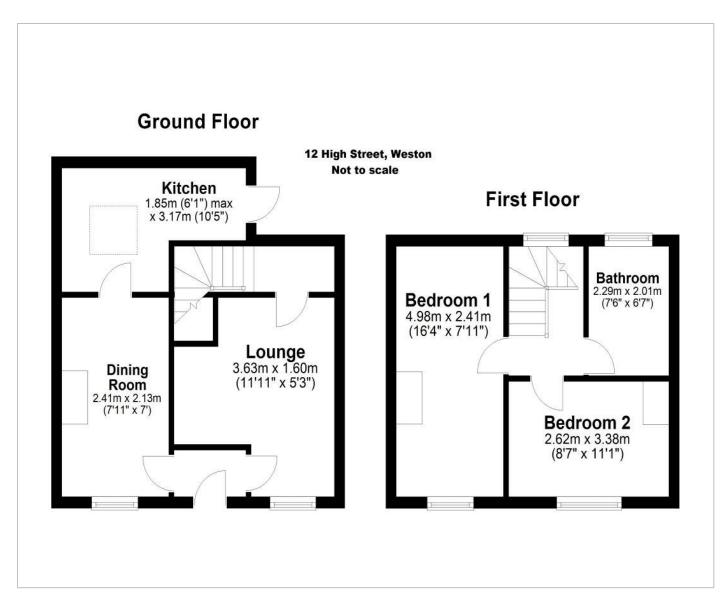






OUTSIDE: To the rear of the cottage is a brick-built garden store, a gated side access for wheelie bin access and steps leading to the lawn, in need of cultivation, which backs onto open countryside.





Notes:

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