

NEW INSTRUCTION



BLISWORTH

Buttmead, Blisworth, NN7 3DQ



DAVID COSBY
ESTATE AGENTS

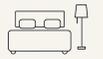


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Buttmead, Blisworth, NN7 3DQ

Total GIA (Gross Internal Area) | Approx. 69 sqm (742 sqft)



2 Bedrooms



2 Receptions



1 Bathroom

Features

- Two-bedroom semi-detached home
- Elevated position in Blisworth
- Generous corner plot
- Ideal renovation project
- Dual-aspect sitting/dining room
- Two double bedrooms
- Off-road parking
- Utility and store areas
- No onward chain

Description

Set on a generous corner plot in an established village setting, this two-bedroom semi-detached house offers well-balanced accommodation and clear potential for improvement. Built in the 1950s, the property retains the practical proportions typical of the period, including a dual-aspect sitting/dining room, two good double bedrooms, a galley-style kitchen and useful ancillary utility and storage space.

The house is now ready for a programme of refurbishment, with a number of areas already stripped back in preparation for new finishes, making it an appealing prospect for purchasers looking to create a home to their own specification. Outside, the plot provides lawned gardens to the front, side and rear, together with off-road parking and useful external storage.

Available with no onward chain, this is a rare opportunity to acquire a sensibly proportioned village home with genuine scope for enhancement in a well-regarded Northamptonshire location.

A 1950s SEMI-DETACHED HOME ON A GENEROUS CORNER PLOT IN BLISWORTH, OFFERING WELL-PROPORTIONED ROOMS, OFF-ROAD PARKING AND SCOPE FOR REFURBISHMENT. AVAILABLE WITH NO ONWARD CHAIN.



The Property

Entrance Hall

The entrance hall is accessed via a panelled front door incorporating a double-glazed moonlight and three-bar locking mechanism. A quarter-turn staircase with loop-pile carpet and handrail rises to the first-floor accommodation, with natural light provided by a top-hung casement window to the side elevation. Four-panel doors lead through to the principal sitting room and the kitchen.

Sitting / Dining Room

Positioned on the right-hand side of the house, this generously proportioned dual-aspect reception room provides sitting and dining areas. Large casement windows to the front and rear elevations allow for excellent natural light throughout the day. The floors have been stripped back in preparation for new finishes, while the original fireplace has been sealed.

Kitchen

Located to the rear left-hand side of the property, the kitchen is arranged in a practical galley-style layout. A three-pane window overlooks the rear garden, while a part-glazed door opens to the side utility area. The room is fitted with a range of base and wall units, with a stainless steel sink and drainer positioned beneath the window, and offers good storage together with space for a freestanding cooker and fridge freezer.

Utility / Store

Accessed both from the side elevation and directly from the kitchen, this practical three-bay ancillary space incorporates a utility area, store and side porch. The utility section is positioned to the left and is fitted with a three-pane casement window together with plumbing for a washing machine. A separate storage area, formerly used for fuel storage, is accessed via a slatted, ledged-and-braced door with T-bar hinges and a Suffolk latch.



The Property

First Floor Landing

The first-floor landing is naturally lit by a casement window to the side elevation. A timber ceiling hatch provides access to the roof void. The floor is laid with matching loop-pile carpet, with flush doors leading to the bedrooms and a panelled door opening to the bathroom.

Bedroom One

A well-proportioned double bedroom positioned to the front right-hand side of the property, featuring a partly vaulted ceiling. Two separate casement windows provide good natural light. The walls are finished with embossed lining paper, while the floor has been stripped back to the original pine boards, ready for new floor coverings. A useful over-stairs cupboard provides additional storage and is fitted with a clothes rail.

Bedroom Two

A further well-proportioned double bedroom, again featuring a partly vaulted ceiling. A three-pane casement window frames far-reaching views and provides good natural light. The floor has been stripped back to the original pine boards, ready for new floor coverings, and there is a built-in cupboard with flush timber doors housing the modern combination boiler.

Bathroom

The bathroom is fitted with a three-piece suite comprising a panelled bath with electric shower over, ceramic wash hand basin and close-coupled WC. There is partial ceramic tiling to the sanitary areas, together with a three-pane obscured casement window to the rear elevation providing natural light and ventilation. Additional ventilation is provided by a wall-mounted extractor, while heating is by way of a high-level chrome ladder-style towel radiator.

Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.



Grounds

Front Aspect

The property occupies a generous corner plot, with a dropped kerb providing vehicular access through double-swing timber picket gates to a hardstanding area for off-road parking. An adjoining pathway leads to the main front entrance.

The parking area is bordered by well-proportioned lawned sections, with timber picket fencing forming the boundary. The principal entrance is marked by a tiled step and projecting canopy. In addition, there is a separate hardstanding area, enclosed from the main garden, which accommodates a useful timber storage shed.

Side and Rear Aspects

The lawned garden continues around the side elevation, with a pathway providing access through to the rear garden. To the rear, the garden is triangular in shape, with a pathway extending towards the back of the plot and the remaining areas laid to lawn.



Location

Blisworth is an attractive village situated approximately five miles south of Northampton and four miles north of Towcester. It is well-placed for commuting, with excellent road links to the A43 and M1 motorway (Junction 15) providing convenient access to London, Birmingham, and the wider motorway network. Northampton railway station offers regular direct services to London Euston and Birmingham New Street.

The village retains much of its old-world charm, characterised by period stone cottages, a historic church, and the Grand Union Canal, which runs through the village. The canal towpaths offer excellent opportunities for walking, cycling, and leisurely recreation, with the Blisworth Tunnel and nearby Stoke Bruerne providing points of interest for those keen to explore the area's waterways heritage. An annual Canal Festival, hosted by the village, draws visitors from across the region.

Local amenities include a village shop incorporating a post office and news agency, a doctors' surgery, and two well-regarded public houses, The Royal Oak and The Walnut Tree Inn. Blisworth Community Primary School serves the village and its surrounds, whilst secondary schooling is available at the Elizabeth Woodville School in Roade. A variety of independent and grammar schools in Northampton and surrounding areas are also accessible.

Property Information

Local Authority: West Northamptonshire Council

Services: Water, Drainage, Oil, & Electricity

Council Tax: Band B **EPC:** C **Tenure:** Freehold

Broadband: Ultrafast Broadband Available - 1000Mbps Download

Heating: Gas fired combination boiler providing hot water and central heating

Important Notice

Whilst every care has been taken in the preparation of these Sales Particulars, accuracy cannot be guaranteed and they do not constitute an offer or contract (or part of one). David Cosby Chartered Surveyors have not surveyed the property or tested any services, appliances, equipment or fittings and accordingly cannot confirm that they are in working order. Purchasers should not assume that the property has the benefit of all necessary statutory consents or approvals, including planning permission and Building Regulations approval.

Any measurements are approximate. Photographs are provided for general guidance and do not imply that any item shown is included in the sale. Any plans are for illustrative purposes only and are not to scale. Prospective purchasers should satisfy themselves as to the condition of the property and all matters referred to within these particulars by inspection and independent enquiries. Any comments on condition are for guidance only and must not be relied upon.

This property is a Housing Association disposal and is sold as seen; a full survey is strongly recommended prior to submitting an offer.

*Upon acceptance of an offer, and in compliance with Anti-Money Laundering (AML) legislation, we will require proof of identity and source of funds for each purchaser. The cost of these checks is **£25 per person**.*

Grand Union Canal, Blisworth



Location Plan (not to scale)



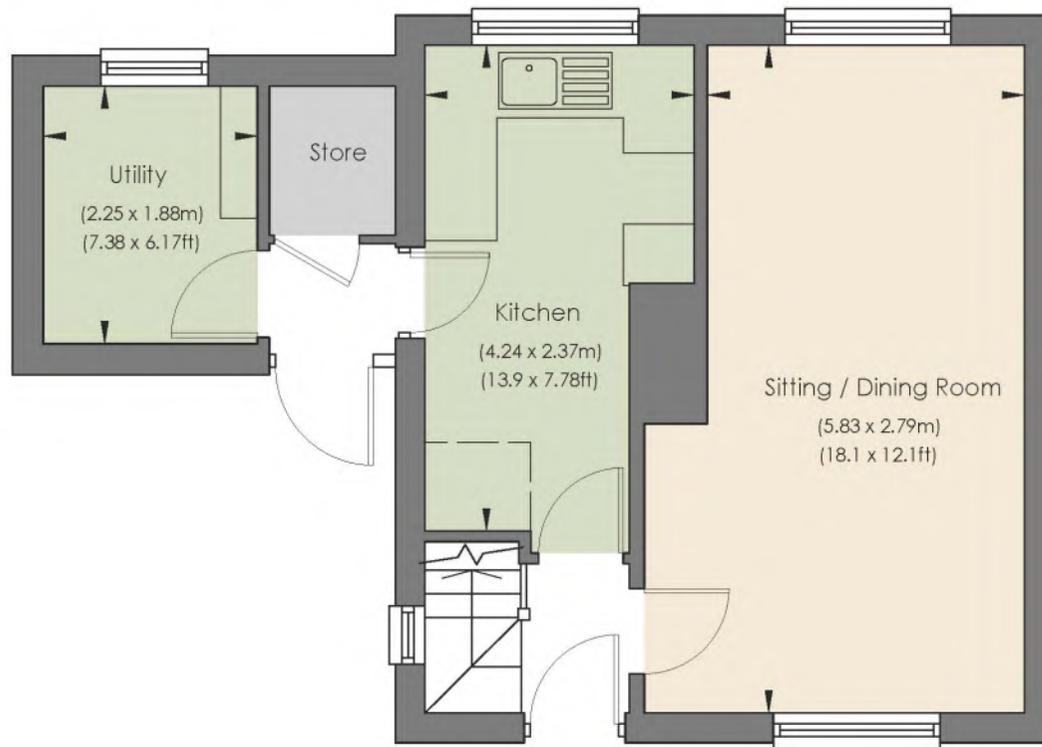
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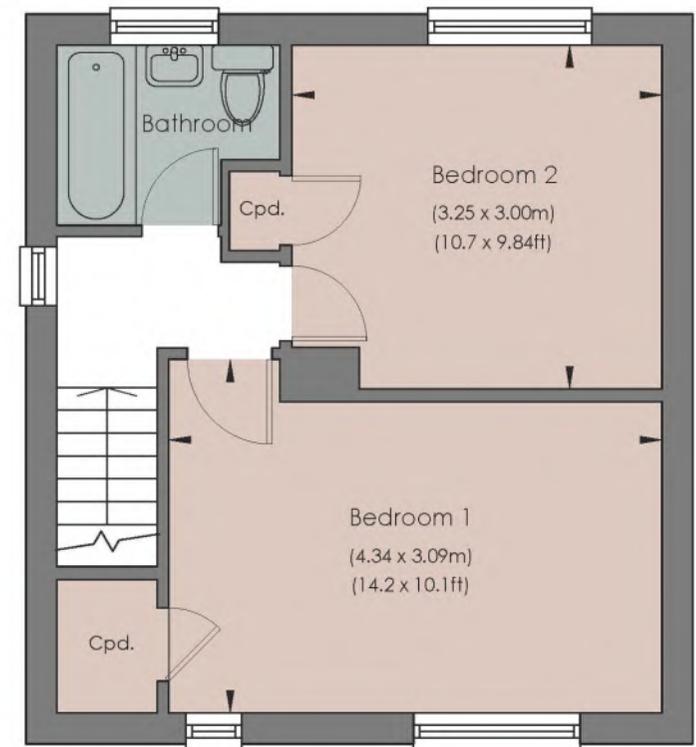


David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 38 sqm (409 sqft)



FIRST FLOOR GIA = 31 sqm (334 sqft)





BLISWORTH

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