



9 SPINNEY HILL

Braunston, NN11



DAVID COSBY
ESTATE AGENTS



9 Spinney Hill

Braunston, NN11 7JF

£264,595 (Guide Price)

- 3 bedrooms
- Large sitting room
- Desirable village location
- Off-road parking
- Some works required

Description

9 Spinney Hill is a good-sized, three-bedroom, mid-terrace property located on the edge of the sought-after village of Braunston. The property has the benefit of off-road parking, rear garden, and countryside views from the rear bedrooms. Some works are required.



9 Spinney Hill is located on the edge of the sought-after village of Braunston in Northamptonshire, close to the Warwickshire border. The village boasts a good range of facilities including a large convenience store and post office, local butchers, hair salon, café, fish and chip takeaway as well as public houses all within walking distance of the property.



The Property

Entrance Hall:

9 Spinney Hill is entered via a four-panel door with dual-pitched canopy over supported on timber gallows brackets. The entrance hall floor is finished with grey oak effect laminate boards and the quarter landing stairs to the first-floor accommodation is carpeted. Profiled dado rails and ovolo covings have been fitted.

Sitting Room:

The sitting room has a large 3-unit, south facing window which distributes good natural lighting. The ash grey oak boards extend through from the entrance hall and ovolo covings have been fitted. Part glazed doors lead to the kitchen and entrance hall.

Kitchen/Breakfast Room:

The kitchen is located to the rear of the property with a full height glazed door providing access to the patio and raised garden beyond. A three unit double glazed window is situated above the sink-and-half with drainer and there is an additional window to the breakfast area. Base and wall units are of Shaker-style with built-in electric oven, hob, and brushed chrome extractor fan.

Cloak Room:

There is a small cloak room with corner wash hand basin and close coupled WC which are currently unconnected.

Bedroom One:

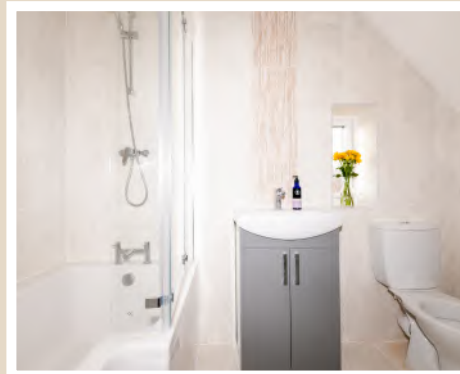
The main double bedroom is located to the rear right hand side of the property and overlooking the garden area with onward views of the countryside.

Bedroom Two:

Bedroom two is also located to rear of the property with a two-unit window again overlooking the garden area.

Bedroom Three:

Bedroom three is located at the front of the property with a south facing window.



9 Spinney Hill is a good-sized, three-bedroom, mid-terrace property located on the edge of the sought-after village of Braunston. The property has the benefit of off-road parking, rear garden, and countryside views from the rear bedrooms.



Location

9 Spinney Hill is located on the edge of the sought-after village of Braunston in Northamptonshire, close to the Warwickshire border.

The village boasts a good range of facilities including a large convenience store and post office, local butchers, hair salon, café, fish and chip takeaway as well as public houses all within walking distance of the property. Braunston is located on a high ridge which affords wonderful views of the surrounding countryside. The impressive spire of All Saints' Church in Braunston can be seen from miles around and is a beacon to travellers from both road and the Grand Union and Oxford canals.

The village once relied on trade from the canals which carried goods between London and the Midlands. These waterways still play an important role in the village, albeit on a more recreational basis. Braunston Boatyard / Marina which was originally built as the waterways depot lies at the crossroads of the Grand Union and Oxford canals. Today the marina is a thriving centre for boating enthusiasts and plays host to an annual narrowboat rally. The elegant Horsley Iron Works twin cast iron bridge with low elliptical arches straddles the triangular junction of the Grand Union and Oxford canals and is testimony to the ability to merge functional structures with beautiful design.

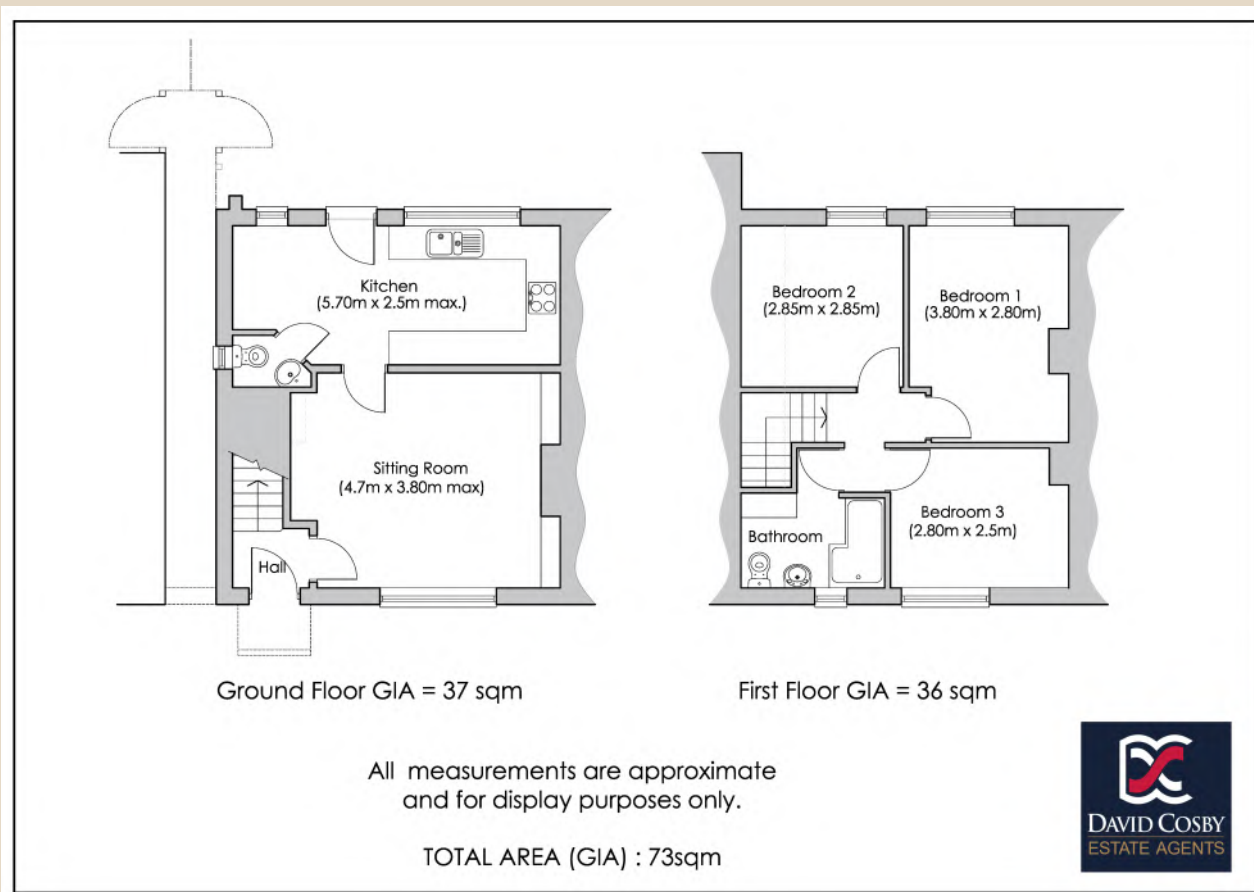




Outside Areas

The property is set back from Spinney Hill with a block paviour hard standing area providing off-road parking. An underground LPG tank has been installed.

There is a shared passageway providing gated access to the rear garden. A good-sized patio area has been formed adjacent to the rear of the property with steps leading up to the raised lawned garden which is enclosed with timber panel fencing.



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EPC: Rating (TBC)

Council Tax: Band B

Local Authority: West Northamptonshire Council

Services: Water, Drainage, Electricity, Gas (LPG)

Important Notice:

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.



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