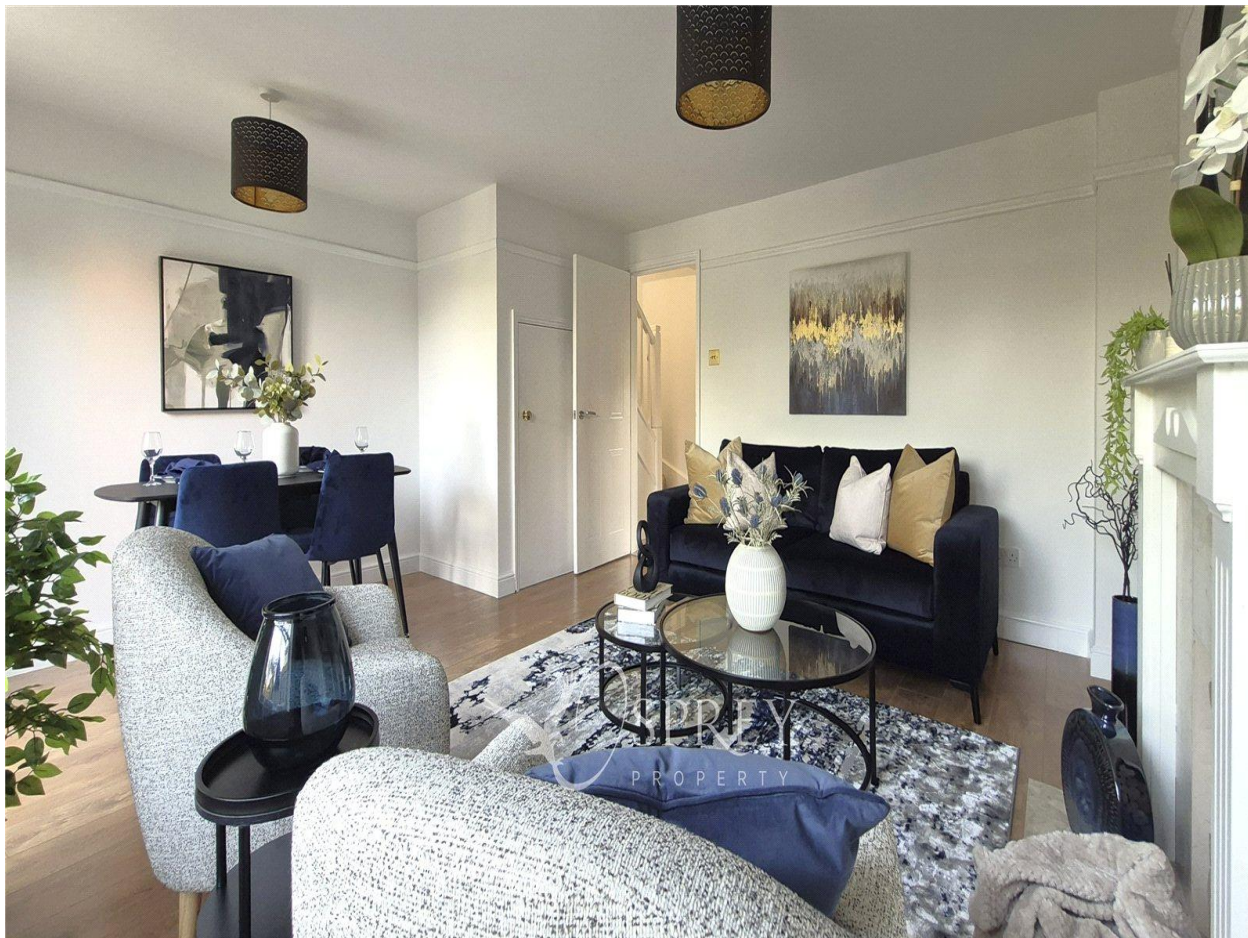




Offers in excess of £325,000 | Freehold

Bevan Close, Warmington, Northamptonshire, PE8, PE8 6WJ





Key Features & Description

- Four Bedroom End of Terrace Home
- Private Garden
- Off-Road Parking for Three Cars
- EPC: Rating C
- Move-in Condition
- Air Source Heat Pump
- No Forward Chain
- Quiet Cul-de-Sac in Village
- EPC Rating C | Council Tax Band C

NO FORWARD CHAIN *EN-SUITE SHOWER ROOM* *DRIVEWAY* *VILLAGE LOCATION* *SOUTH-EAST FACING GARDEN* *MOVE-IN CONDITION*

A well-maintained and neutrally presented four-bedroom town house benefitting from off-road parking for three cars, a private, south-east facing garden, and an en-suite wet room.

This home has a high energy efficiency rating with an air source heat pump.

On the ground floor, there is an entrance hallway, which leads to the kitchen/breakfast room. A range of wall and base units are provided, along with wood worktops, a tiled splashback, an integrated oven and ceramic sink. The living room is bright and neutral with a stone fire surround

as the focal point. French doors open out onto the patio area. Additionally, there is a downstairs cloakroom. On the first floor there are two good sized double bedrooms and one single bedroom. The main bedroom has a built-in wardrobe and a modern en-suite wet room with floor to ceiling tiling and built in shelving. A family bathroom completes this level. The second floor offers another large double bedroom. This space is dual aspect, with Velux

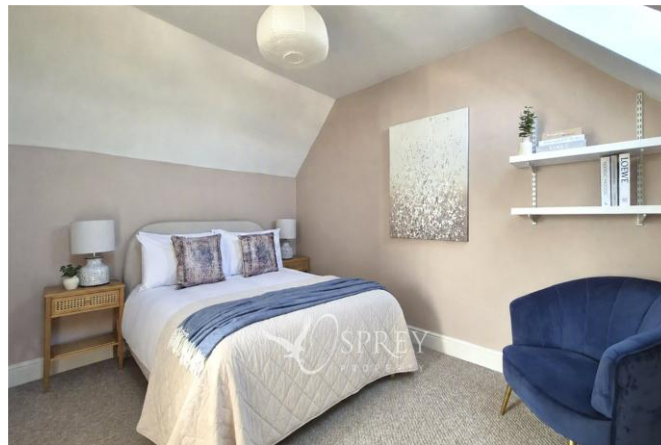
windows and further built in storage.

Externally, this home has a well-kept and private garden, with two patio areas, perfect for outdoor dining. There is a lean-to, with power, stretching the length of the house, providing ample storage

space.

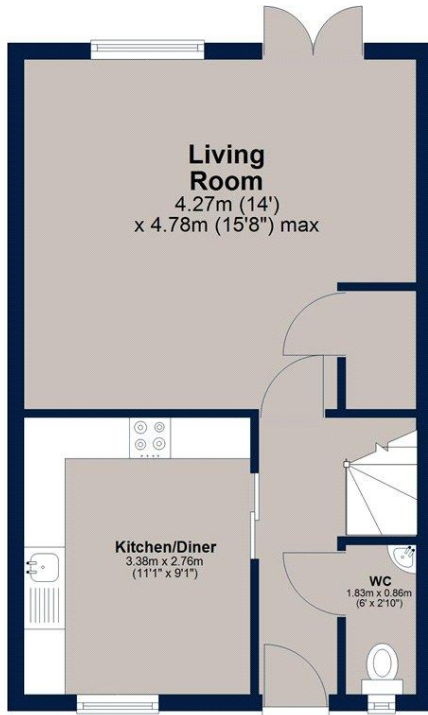
Located in a quite cul-de-sac in Warmington.

Warmington is a desirable village, conveniently situated just a few miles from Oundle Market Town, with easy access to the A1 and the A14, and nearby rail services at Peterborough and Stamford, with routes to London in under an hour. The village itself has a primary school, shop, post office and a popular public house. With countryside and riverside walks on your doorstep, Warmington allows for peaceful living whilst remaining close to local amenities.



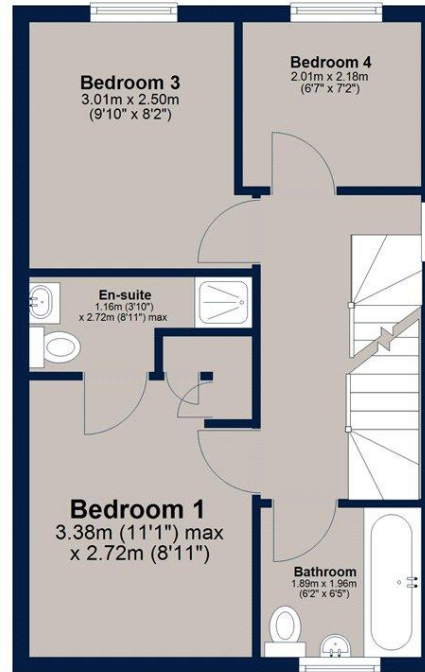
Ground Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.5 sq. feet)



Second Floor

Approx. 18.2 sq. metres (196.3 sq. feet)



Total area: approx. 92.6 sq. metres (997.1 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.
Plan produced using PlanUp.

Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.



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