

North Street, Oundle Peterborough

£315,000 **Freehold**

Sharman Quinney

Key Features

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- ***NO ONWARD CHAIN***
- Town centre location
- Three/Four bedrooms
- Original exposed floorboards
- Tastefully extended

On entering the property, you are firstly met by an attractive panelled entrance porch with a lovely high ceiling with room for coat storage, this in turn leads through to the open planned kitchen/living area, a bright and airy room with sash windows and an open fire. The kitchen area has been thoughtfully designed with an island combing the oven, hob and storage space, an original second entrance porch has now been redesigned and used as a storage area for the kitchen. Following on from this area is the extension which has previously been used as a dining room however it would also function as a large sunroom with its tiled floor and the original stone built exterior wall of the property as a backdrop which then looks out over the court yard garden. Walking up the first flight of stairs will give you access to two of the bedrooms which both have views out over the







historic North Street, both of which benefit from sash windows, window seat, exposed floor beams and high ceilings. The family bathroom is a three-piece with a stand alone roll top bath. The second floor contains the master bedroom with en-suite and further room which has the option of being used as a dressing room or fourth bedroom.

Kitchen/Living area (23' 1" x 19' 0") 7.04m x 5.79m
Dining room/Sunroom (11' 06" x 10' 06") 3.37m x 3.06m
Bedroom one (16' 10" max x 18' 04" max) 4.90m max x 5.49m max
Dressing room/Bedroom four (9' 01" x 8' 01") 2.74m x 2.44m
Bedroom two (11' 02" x 9' 07") 3.35m x 2.76m
Bedroom three (10' 08" x 11' 02") 3.07m x 3.35m

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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The Property Ombudsman