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2 James Watt Close, Daventry NN11 8RJ

campbells

of Weedon



2 Bedrooms | 2 Bathroom | 1 Reception Room | Allocated Parking



41 CHURCH STREET

WEEDON, NN7 4PL

- ✓ Charming End-Terrace Cottage in Weedon
- ✓ Well-Equipped Modern Kitchen Layout
- ✓ Family Bathroom with Shower Over Bath
- ✓ Bright Lounge Diner with Patio Doors
- ✓ Two Double Bedrooms with Wardrobes
- ✓ Allocated Parking To The Rear
- ✓ South-Facing Private Rear Garden
- ✓ En-Suite Shower Room in Main Bedroom
- ✓ Sought-After Village with Great Amenities

About the Property

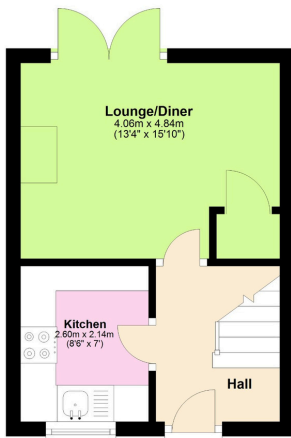
Situated at the end of a terrace on Church Street, Riber Cottage is a charming two-bedroom home in the heart of Weedon, offering easy access to village amenities and scenic local walks. Built in the 1990s, this property benefits from modern conveniences while maintaining a welcoming feel. Upon entering the hallway, you're immediately struck by the light and airy atmosphere. The well-equipped kitchen at the front features a built-in fridge freezer, oven, and hob, with space for a washing machine. The bright and spacious lounge diner enjoys plenty of natural light, with patio doors opening onto the south-facing rear garden - a perfect spot for relaxing or entertaining. A feature fireplace adds character to the room, and there's a handy understairs storage cupboard. Upstairs, you'll find two double bedrooms, both with fitted wardrobes. The main bedroom benefits from an en-suite shower room and an additional storage cupboard. The family bathroom includes a bath with a shower over. The private rear garden is a suntrap, complete with a lovely patio area for alfresco dining. A garden shed provides extra storage, and gated rear access leads to the allocated parking spaces, conveniently accessed via Billing School Place. This delightful home offers superb value for money in a well-served and sought-after village location. Weedon Bec, often referred to as the centre of England, is a thriving Northamptonshire village with excellent amenities and great transport links. What more could you ask for? Weedon Bec, if you have never been, is a sought-after Northamptonshire Village - some would say it's the centre of England. A village known for its community spirit and lots of local amenities - convenience store, Granny's café, doctors' surgery, dentist, and a pharmacy to name but a few. There are several Public Houses to choose from and restaurants too. The Depot is well worth a visit! There is a local school for both infants and juniors. The Grand Union canal runs through the village and with the numerous bridleways and footpaths, there is no excuse for not taking a walk in our beautiful Northamptonshire countryside. The main road networks are close at hand which makes commuting to anywhere very easy. Long Buckby railway station is only a short car journey away too.



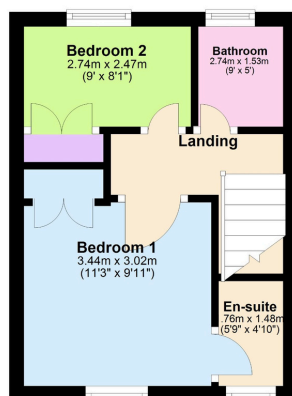
Council Tax: Band B

EPC Rating: TBC

Ground Floor



First Floor



Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.