



6 Ixworth Close

, Northampton, NN3 8TW

£1,150 Per Month



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH.

Available to move into 22nd August.

Situated within a quiet residential road, this well-presented two-bedroom semi-detached home offers straightforward, practical living ideal for a professional couple or a young family.



Unfurnished accommodation: Entrance porch, lounge, kitchen, two bedrooms, bathroom, garden, driveway for two cars. single garage. EPC rating C, Council tax band B

You come in through a uPVC front door into a useful porch, perfect for coats and shoes, which then leads into the lounge. The lounge is a good size with plenty of natural light, finished in neutral colors with wood-effect flooring. There’s enough space here for both living and dining, and a handy storage cupboard under the stairs.

To the rear, the kitchen is bright and practical, fitted with white gloss units, dark worktops and tiled splash backs. It overlooks the garden and has direct access outside. It also comes with an electric hob, oven and grill. A fridge, slimline dishwasher and washing machine all provided but the landlord is not liable for any repair or replacement of them.

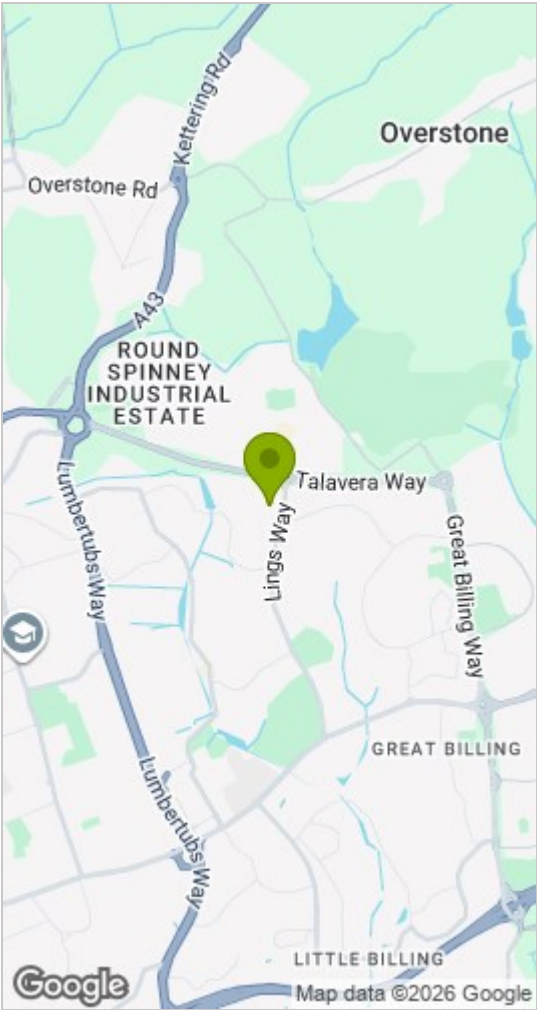
Upstairs, both bedrooms have been recently refreshed. The main bedroom at the front is a good-sized double , and the second bedroom at the rear is also a genuine double, ideal as a child’s room, guest room or office. The bathroom is simple and functional, with a bath and electric shower over, handwash basin, and WC.

Outside, the rear garden is a real bonus for a property like this. There’s a graveled seating area straight off the kitchen, with steps up to a lawned section enclosed and easy to manage. To the front, there’s a small garden with lawn and shrubs, giving a nice approach without much upkeep.

Parking is easy, with a driveway for two cars in tandem and a single garage with light and power. There’s also a tumble dryer in the garage, again left on a non-maintained basis.

- Entrance Porch 5'3" x 5'1" (1.60m x 1.55m)
- Lounge 14'1" x 12'0" (4.29m x 3.66m)
- Kitchen 12'1" x 6'11" (3.68m x 2.11m)
- Under Stairs Storage 6'2" max x 2'8" (1.88m max x 0.81m)
- Landing 8'3" x 2'9" (2.51m x 0.84m)
- Bathroom 9'0" x 5'0" (2.74m x 1.52m)
- Bedroom One 12'1" x 8'7" (3.68m x 2.62m)
- Bedroom Two 12'1" x 7'0" (3.68m x 2.13m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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