



HARWOODS

Chartered Surveyors & Estate Agents



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A lovely presented 3 bedroom mid terrace property situated within close proximity to local schools and within easy reach of the main line train station and local facilities. The property has views from the front overlooking green space. The property comprises entrance hall, kitchen, lounge/diner with access to the enclosed rear garden, stairs to the 1st floor, 3 good size bedrooms, wet room with shower. Unfurnished. Available Now.

EPC Rating - Current C/73. Potential - B/87

Council Tax Band "A"

Deposit - £1211

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

UPVC double-glazed front door, UPVC double-glazed window to the front, stairs to 1st floor, under-stairs cupboard, radiator and door to:

Kitchen

10'10" x 8'4" max (3.30m x 2.54m max)

Modern range of cream colour units with contrasting wood-effect worktops. Single drainer stainless steel sink, plumbing for washing machine, gas cooker point, stainless steel filter hood, radiator, walk-in storage recess and glazed door to lounge/diner. Please note that the gas cooker and washing machine are excluded from the sale but available by separate negotiation.

Lounge/Diner

19'11" x 12'1" max (6.07m x 3.68m max)

Electric focal point fire, two radiators, UPVC double-glazed picture window to the rear and UPVC double-glazed door to the rear garden.

First Floor Landing

Radiator, loft access, linen cupboard and doors off to:

Bedroom 1

11'11" x 10'4" (3.63m x 3.15m)

Range of fitted wardrobes, radiator, ceiling coving and UPVC double-glazed window to the rear.

Bedroom 2

12'3" x 7'9" (3.73m x 2.36m)

Radiator and UPVC double-glazed window to the rear.

Bedroom 3

10'4" x 6'8" (3.15m x 2.03m)

Potterton gas central heating boiler, radiator and UPVC double-glazed window to the front.

Shower Room

Floor-draining wet-room style shower area with Mira electric shower unit. Pedestal washbasin and close-coupled WC, Dimplex fan heater, towel radiator, fully tiled walls and two UPVC double-glazed windows to the front.

Outside

Front garden with lawn and borders. Water Tap.

Rear garden with lawns, patio, fish pond and storage shed.

Council Tax Band

North Northamptonshire Council. Council Tax Band A.

Referral Fees

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Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.





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