

**8 Beacon Court
Hunsbury Hill
NORTHAMPTON
NN4 8JU**

£285,000



- **SEMI-DETACHED HOME**
- **OPEN PLAN LOUNGE / DINER**
- **SOUGHT AFTER AREA**
- **DRIVEWAY & GARAGE**

- **THREE BEDROOMS**
- **CUL-DE-SAC LOCATION**
- **FRONT AND REAR GARDENS**
- **ENERGY EFFICIENCY RATING : TBC**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A spacious three bedroom semi-detached home, set in a quiet cul-de-sac in this highly sought after area, offered with no upper chain. With accommodation comprising in brief; entrance hall, open plan lounge / diner, and kitchen to the ground floor, with three bedrooms and a bathroom to the first floor. The property also benefits from wooden double glazing, gas central heating, front and rear gardens, off road parking to the front, and an integral single garage.

Entrance Hall

Enter via wooden door, radiator.

Lounge / Diner

22'1" x 10'11" (6.75 x 3.33)

Window to front aspect, patio doors to rear, feature electric fireplace, stairs rising to first floor, wooden laminate flooring, two radiators.

Kitchen

9'4" x 8'2" (2.87 x 2.50)

Window and door to rear aspect, a range of wall and base units with roll top work surfaces, stainless steel sink and drainer, oven, electric hob, space for further appliances, wall mounted boiler, ceramic tiled flooring, radiator.

Landing

Doors to all rooms

Bedroom One

11'8" x 10'5" (3.57 x 3.20)

Window to rear aspect, radiator.

Bedroom Two

10'5" x 10'4" (3.20 x 3.15)

Window to front aspect, radiator.

Bedroom Three

7'5" x 8'5" (2.27 x 2.58)

Window to front aspect, radiator.

Bathroom

8'5" x 8'2" (2.59 x 2.50)

Obscure window to rear aspect, cupboard housing hot water tank, low level wc, pedestal wash hand basin, bath unit with shower over, complementary tiling, radiator.

Front Garden

Block paved driveway offering off road parking, lawn area.

Rear Garden

Patio and lawn areas with various shrubs, gated side access, enclosed by wooden fencing.

Garage

16'8" x 8'5" (5.09 x 2.57)

Up and over door, power and light connected.

Agents Notes

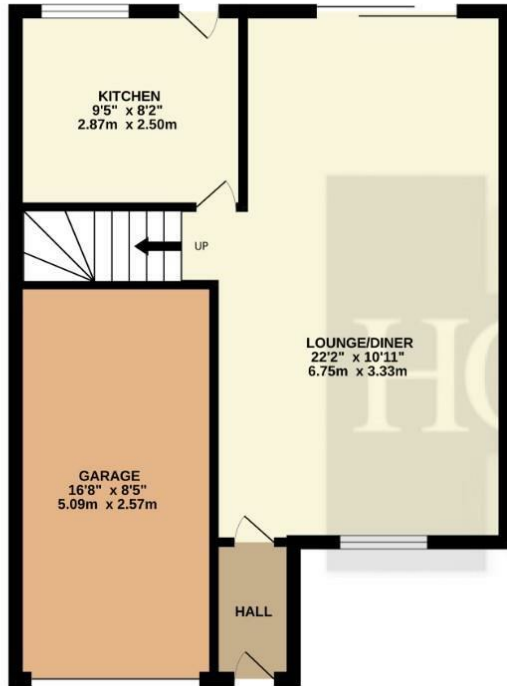
Local Authority: West Northamptonshire

Council Tax Band: C

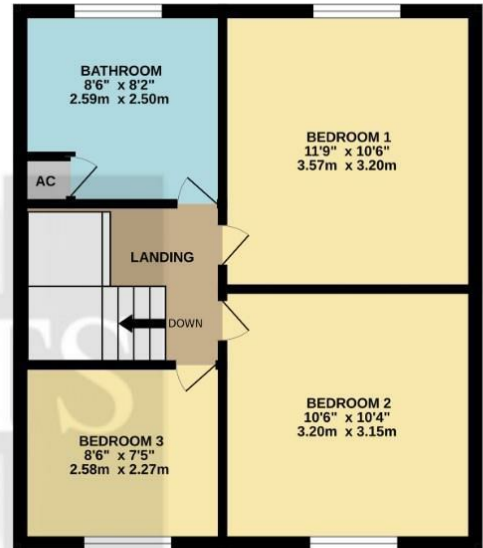




GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.

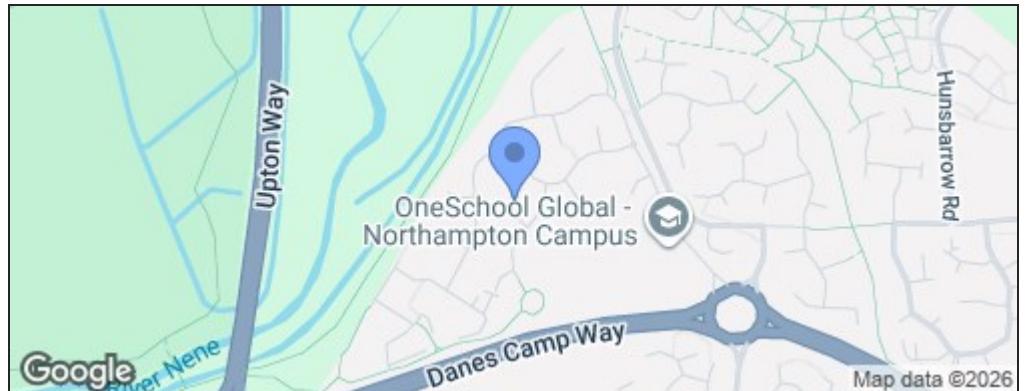


1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 932 sq.ft. (86.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.