

**12 Briar Hill Road
Far Cotton
NORTHAMPTON
NN4 8LJ**

£250,000



- **SEMI-DETACHED**
- **SEPARATE RECEPTION ROOMS**
- **GOOD CONDITION**
- **SIDE BY SIDE OFF ROAD PARKING**

- **THREE BEDROOMS**
- **DOWNSTAIRS WC**
- **LARGE REAR GARDEN**
- **ENERGY EFFICIENCY RATING : E**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom semi-detached home, offered in good condition with a fabulous rear garden and side by side off road parking to the front. With accommodation comprising in brief; entrance hall, downstairs wc, lounge, dining room, and kitchen to the ground floor, with three bedrooms and a bathroom to the first floor. The property also benefits from UPVC double glazing, and gas central heating.

Ground Floor

Entrance Hall

Enter via UPVC door, stairs rising to first floor, wooden laminate flooring, radiator.

Lounge

15'11" x 10'10" (4.86 x 3.32)

Two UPVC windows to front and rear aspects, feature electric fireplace, wooden laminate flooring, radiator.

Downstairs WC

Obscure UPVC window to side aspect, low level wc, sink unit with storage under, complementary tiling, chrome heated towel rail.

Dining Room

9'4" x 8'11" (2.85 x 2.72)

UPVC window to side aspect, under stairs storage area with further obscure UPVC window, wooden laminate flooring, radiator.

Kitchen

9'5" x 6'6" (2.89 x 1.99)

UPVC windows to rear and side aspects, UPVC door leading to rear garden, a range of wall and base units with roll top work surfaces, stainless steel sink and drainer, gas hob, fitted oven, space for washing machine, wall mounted combination boiler.

First Floor

Landing

Loft access.

Bedroom One

10'10" x 9'4" (3.32 x 2.87)

UPVC window to rear aspect, wooden laminate flooring, radiator.

Bedroom Two

8'11" x 8'2" (2.73 x 2.50)

UPVC window to rear aspect, wooden laminate flooring, radiator.

Bedroom Three

10'11" reducing to 9'2" x 6'3" (3.33 reducing to 2.81 x 1.93)

UPVC window to front aspect, wooden laminate flooring, radiator.

Bathroom

9'11" x 4'9" (3.03 x 1.46)

Obscure UPVC window to front aspect, bath unit with shower over, low level wc, sink unit with storage under, complementary tiling, radiator.

Externally

Front Garden

Block paved driveway offering off road parking.

Rear Garden

Patio area leading to large lawn with stepping stones, various flower and shrub beds and borders, various trees, wooden shed to rear, enclosed by high hedges and brick walls, gated side access.

Agents Notes

Local Authority: West Northamptonshire Council

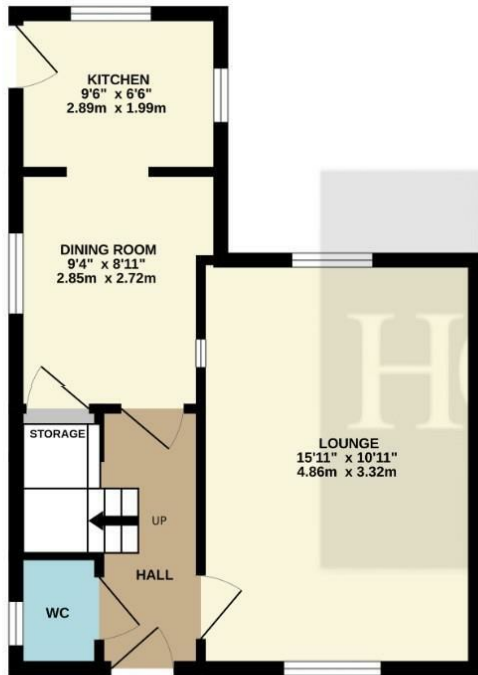
Council Tax Band: B



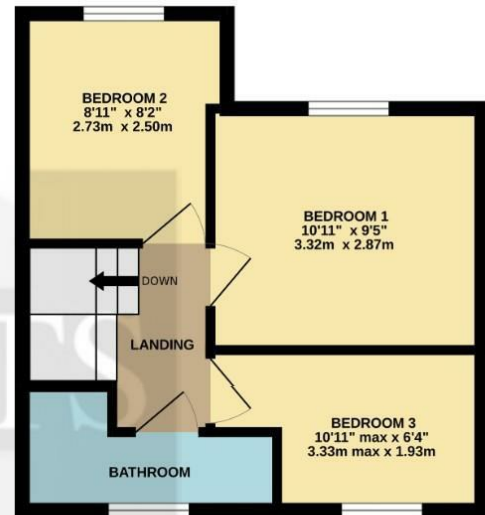




GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.

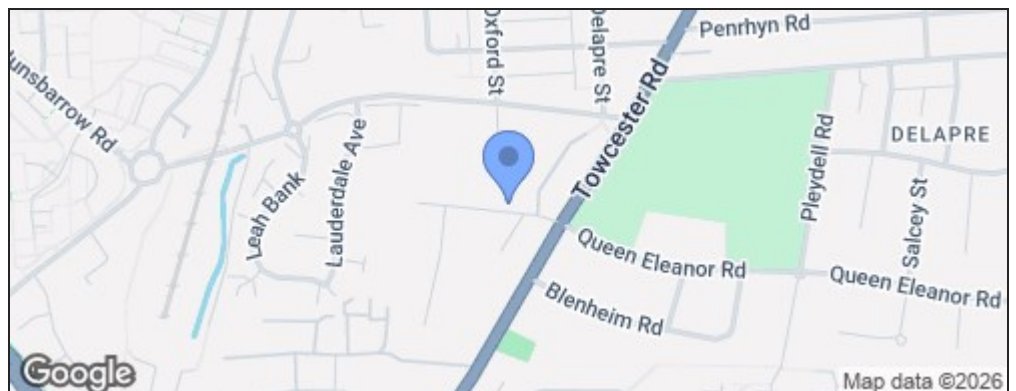


1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.5 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		76
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.