

**46 Salcey Avenue
Hartwell
NORTHAMPTON
NN7 2HQ**

Guide Price £200,000



- **NEEDS FULL REFURBISHMENT**
- **SEMI DETACHED**
- **LARGE GARDENS**

- **THREE BEDROOMS**
- **VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING: G**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A mature three bedroom semi detached property that needs full refurbishment. The property is located in the south Northants village of Hartwell.

The accommodation comprising entrance hall, lounge, kitchen, three bedrooms and bathroom.

The property does benefit from very large gardens.

Ground Floor

Entrance Hall

Window to front, stairs rising to first floor landing, understairs storage cupboard, doors to:

Lounge

16'0" x 11'5" (4.88 x 3.49)

Window to rear, door to:

Kitchen/Dining Room

13'5" x 12'8" (4.09 x 3.87)

Comprising Belfast sink unit, arga, windows to front and side, door to:

Rear Lobby

Door to rear garden, doors to:

W/C

Low level W/C.

Store

First Floor

Landing

Access to loft, window to front, doors to:

Bedroom One

12'10" x 11'7" (3.93 x 3.54)

Windows to side and rear.

Bedroom Two

11'0" x 11'6" (3.36 x 3.52)

Window to rear.

Bedroom Three

9'10" x 8'5" (3.01 x 2.57)

Window to front.

Bathroom

Bath unit, hand wash basin, low level W/C, window to front.

Externally

Front Garden

Overgrown front garden in need of renovation.

Rear Garden

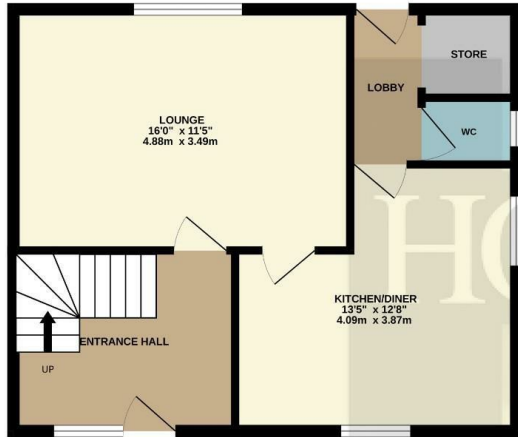
Large rear garden, overgrown needing full refurb, large workshop/shed to rear of the garden.

Agents Notes

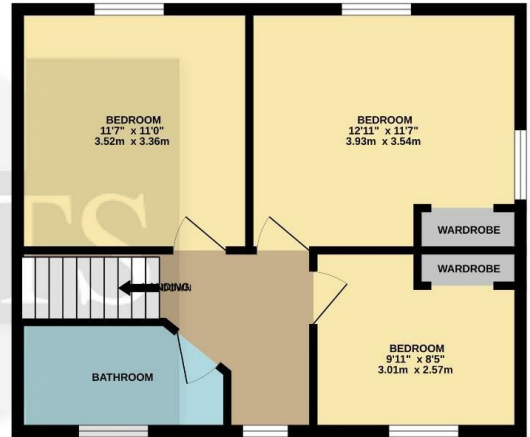
Council Tax Band: B



GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 960 sq.ft. (89.2 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		
		59
	18	
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 firms employment has the authority to make or give any representation or warranty in respect of the property.