

**16 Wimbleton Street
St James
NORTHAMPTON
NN5 5EW**

£800 PCM



- **AVAILABLE NOW**
- **MODERN KITCHEN**
- **RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING: D**

- **TWO BEDROOMS**
- **FOUR PIECE BATHROOM**
- **CLOSE TO RAILWAY STATION**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Available Now Located in the popular location of St James with nearby shops and parks is this 2 bedroom mid terrace home. The property offers, kitchen, lounge, two double bedrooms and a four piece family bathroom suite. The property benefits from a low maintenance garden. **Sorry no pets**

Entrance Hall

Entry through hardwood partly glazed door with a window over, laminate flooring, radiator, stairs rising to first floor landing, partly glazed door through to;

Lounge / Dining Room

22'0" x 10'1" (6.73 x 3.08)

Fireplace with meter cupboard to side of chimney breast, further meter cupboard, laminate flooring, TV point, telephone connection point, radiator, understairs storage cupboard, windows to front and rear elevations.

Kitchen

9'10" x 7'10" (3.02 x 2.41)

Fitted in modern wood fronted base and wall mounted cupboards with roll top worktops, inset single drainer sink unit, built-in oven, inset gas hob with stainless steel extractor fan over, half tiling, plumbing for washing machine, space for tall standing fridge freezer, tiled flooring, spotlights to ceiling, gas-fired central heating boiler, window and partly glazed door to side elevation.

Landing

Spotlights to ceiling, access to loft area.

Bedroom one

13'2" x 10'6" (4.03 x 3.22)

Original feature fireplace, recesses the side of chimney breast, radiator, two windows to the front elevation.

Bedroom two

11'4" x 8'2" (3.46 x 2.50)

Recesses to side of chimney breast, radiator, window overlooking rear garden.

Bathroom

Four piece suite of bath with tiled surround, double shower cubicle, pedestal wash hand basin, close coupled WC, radiator, spotlights to ceiling, Velux window to side, frosted window overlooking rear garden.

Rear Garden

Low maintenance rear garden of pebbled area with flower and shrub beds. The rear garden is enclosed by brick retaining walls and fencing with gated rear access.

Agency Notes

Local Authority: West Northamptonshire Council

Council Tax Band - A

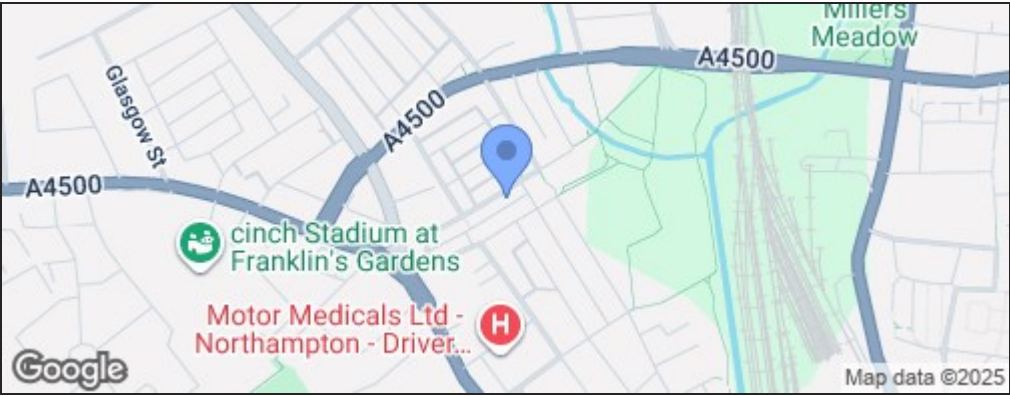
****AGENTS NOTE - HOLDING DEPOSIT****

The equivalent of 1 weeks' rent as holding deposit will be taken to secure the property. This payment will be taken upon the offer being accepted. Should the offer be declined, no payment

will be taken. If the references return as acceptable, this will be deducted from the deposit upon move in. Should the references fail, this amount is non-refundable.



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	57	62
(21-38) F		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.