15 The Briars
Briar Hill
NORTHAMPTON
NN4 8SP

£199,995

- NO CHAIN
- DOWNSTAIRS CLOAKROOM
- DOUBLE GAZING
- SPACIOUS END TERRACE
- THREE BEDROOMS
- GAS RADIATORS CENTRAL HEATING
- FITTED WARDROBES
- ENERGY EFFICIENCY RATING: D

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PERSONAL • PROFESSIONAL • PROACTIVE

A spacious and well presented three bedroom end of terrace home situated in the popular residential area of Briar Hill. The accommodation comprises an entrance hall, a downstairs WC, a kitchen, and a generous lounge/diner on the ground floor. To the first floor, there are three well proportioned bedrooms and a family bathroom. The property benefits from front and rear gardens, UPVC double glazing, and gas central heating, with parking available in a communal car park to the rear. This property offers excellent value for money and is ideal for first time buyers, families, or investors alike.

Ground Floor

Entrance Hall
Spacious entrance with stairs rising to the first floor, a large understairs storage cupboard, and radiator. Access to all ground floor rooms.

Cloakroom
Window to front aspect, low-level WC, wash hand basin with tiled splash backs.

Lounge/Diner
21'3" x 10'4" (6.48m x 3.15m)
A light and airy dual aspect reception space with windows to the front and rear. Features include a TV point and two radiators. A connecting door leads to the kitchen.

Kitchen
11'3" x 10'0" (3.43m x 3.05m)
Fitted with a range of base and wall mounted units with worksurfaces and tiled splash backs. Includes a sink unit, extractor fan, space for a washing machine and tumble dryer, pantry cupboard, and radiator. Window and door to the rear aspect providing access to the garden.

First Floor

Landing
Loft access and storage cupboard. Access to all bedrooms and the bathroom.

Bedroom One
13'4" x 9'3" (4.07m x 2.84m)
A spacious double bedroom with a window to the rear aspect, fitted wardrobes, and radiator.

Bedroom Two
10'5" x 10'0" (3.19m x 3.05m)
Another generous double room with window to rear aspect, fitted wardrobes, and radiator.

Bedroom Three
8'5" x 7'9" (2.58m x 2.37m)
A good sized third bedroom with window to the front aspect, fitted cupboard, and radiator.

Bathroom
9'9" x 4'9" (2.98m x 1.47m)
Fitted with a white suite comprising a panelled bath, pedestal wash hand basin, and low level WC. Part-tiled walls, radiator, and window to front aspect.

Externally

Front Garden
Laid to lawn with mature hedging.

Rear Garden
Fully enclosed, patio area, lawned area, gated side access.

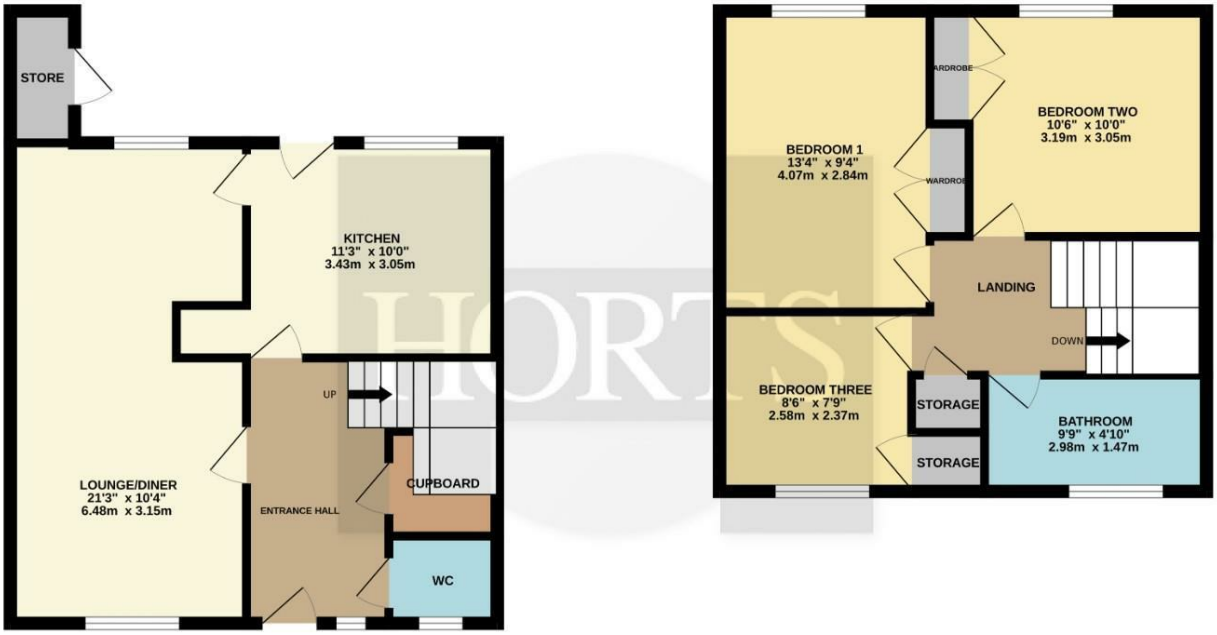
Parking
Communal car parking is available to the rear of the property.

Agents Notes
West Northamptonshire Council
Council Tax Band: B

BRAZEN

GROUND FLOOR
474 sq.ft. (44.1 sq.m.) approx.

1ST FLOOR
458 sq.ft. (42.5 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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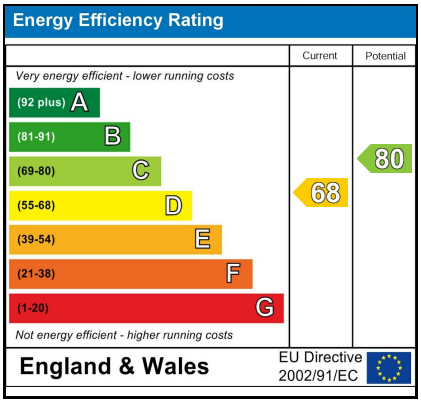

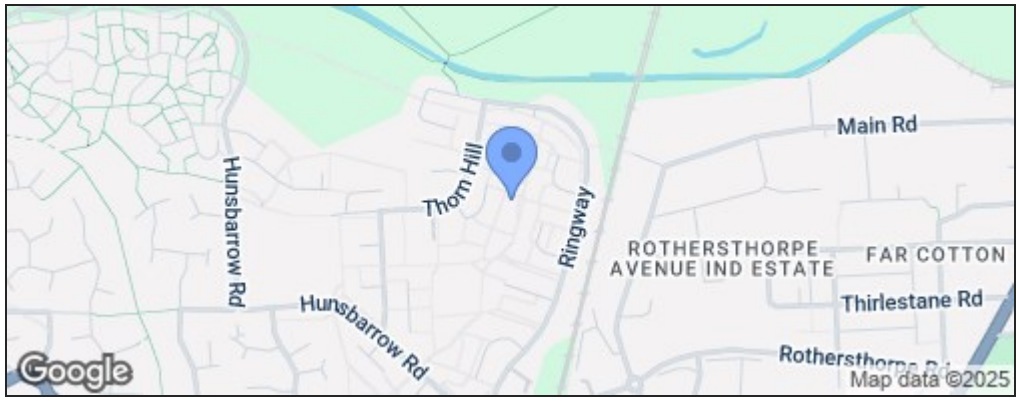

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