

12 Gallery Close

**NORTHAMPTON
NN3 5NT**

Guide Price £245,000



- MID TERRACE
- KITCHEN/BREAKFAST ROOM
- MODERN BATHROOM
- CONSERVATORY

- THREE BEDROOMS
- NO ONWARD CHAIN
- CUL-DE-SAC LOCATION
- ENERGY EFFICIENCY RATING C

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



PERSONAL • PROFESSIONAL • PROACTIVE

A well presented three bedroom property with garage and off road parking situated in a cul-de-sac and close to local amenities including schools, parks and shops in the popular area of Southfields. The property comes to market with NO ONWARD CHAIN and is a perfect first time buy or buy to let opportunity and comprises in brief;

Entrance hall, lounge with bay window, kitchen/breakfast room and conservatory. The first floor offers three good sized bedrooms and a family bathroom. Externally the property benefits from low maintenance front and rear gardens, a single garage and off road parking.

Ground Floor

Entrance Hall

Enter via composite door with obscure inset double glazed windows, wooden laminate flooring, door to;

Lounge

16'2" x 11'3" (4.95 x 3.43)

UPVC double glazed bay window to front aspect, wooden laminate flooring, stairs to first floor landing, door to;

Kitchen/Breakfast Room

11'3" x 10'5" (3.43 x 3.18)

UPVC double glazed window to Conservatory, wooden double glazed door to Conservatory, wall and base mounted units and drawers, integrated Neff oven with gas hob and extractor hood over, roll top work surfaces, tiled splash backs, space for washing machine, space for fridge, one and a half bowl stainless steel sink with drainer and mixer tap over, wood effect flooring.

Conservatory

8'3" x 7'4" (2.53 x 2.26)

UPVC double glazed Conservatory, UPVC double glazed door to rear garden, power connected.

First Floor

First Floor Landing

UPVC window to front aspect, doors to;

Bedroom One

11'5" max x 11'5" max (3.50 max x 3.48 max)

UPVC double glazed window to front aspect, wooden laminate flooring, ceiling spot lights.

Bedroom Two

11'5" x 10'5" (3.48 x 3.18)

UPVC double glazed window to rear aspect, double built-in wooden wardrobe, wooden laminate flooring.

Bedroom Three

8'9" x 8'9" (2.68 x 2.67)

UPVC to rear aspect, wooden laminate flooring.

Family Bathroom

8'11" x 5'8" (2.73 x 1.73)

UPVC obscure double glazed window to front aspect, panel bath with shower over, pedestal wash hand basin, low level W/C, fully tiled splash backs, wooden laminate flooring, ceiling spot lights.

Externally**Front Garden**

Storm porch, decorative stones, external lighting.

Rear Garden

Laid to lawn, patio area, outside tap, fully surrounded by wooden panel fencing, wooden door to garage.

Garage

17'11" x 8'3" (5.47 x 2.53)

Up and Over door, power and light connected.

Agents Notes

Local Authority: West Northamptonshire

Council Tax Band B

Off Road Parking

Off road parking for two vehicles.





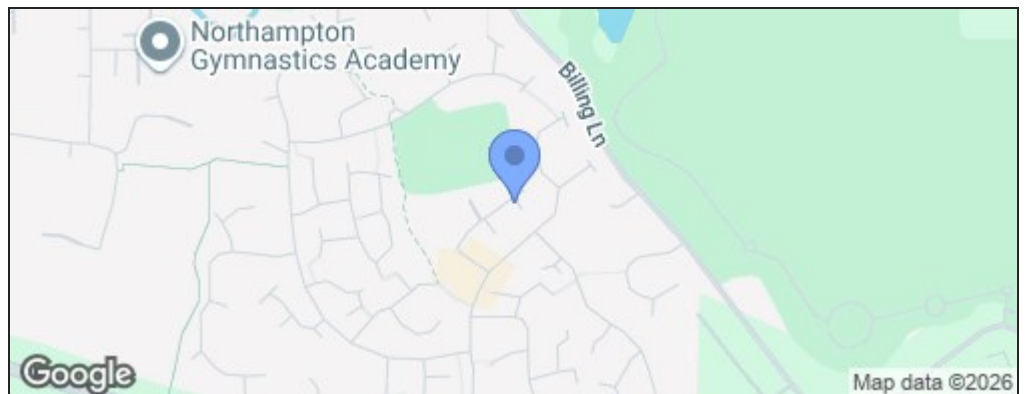
GROUND FLOOR

1ST FLOOR



While 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	74	79
(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	



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.