

**117 Penrhyn Road
Far Cotton
NORTHAMPTON
NN4 8EE**

£240,000



- MID TERRACE
- RECENTLY REFITTED UPVC DOUBLE GLAZING
- GARDENS TO FRONT AND REAR
- THREE BEDROOMS
- GAS TO RADIATOR HEATING
- ENERGY EFFICIENCY RATING: C

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PERSONAL • PROFESSIONAL • PROACTIVE

A mature, three bedroom, mid terrace property situated close to Northampton Town Centre and Train Station. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, utility room, three bedrooms and bathroom. Additional benefits include recently refitted UPVC double glazing, gas to radiator central heating and gardens to front and rear.

Ground Floor

Entrance Hall

Stairs leading to first floor landing, radiator, under stairs storage cupboard, doors to:

Lounge

12'2" x 12'5" into bay (3.71 x 3.79 into bay)

Radiator, feature fireplace, laminate flooring, UPVC double glazed bay window to front.

Kitchen/Dining Room

18'1" x 12'7" max (5.52 x 3.84 max)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, built in gas hob with extractor fan above, electric oven, laminate flooring, radiator, UPVC double glazed patio doors to rear, single glazed window to utility room, door to:

Utility Room

11'7" x 5'11" (3.55 x 1.81)

Plumbing for washing machine, space for dryer, wall mounted gas fired boiler, UPVC double glazed window to side, door to side, single glazed window to rear.

First Floor

Landing

Laminate flooring, doors to:

Bedroom One

11'2" x 12'11" into bay (3.41 x 3.94 into bay)

Radiator, UPVC double glazed bay window to front.

Bedroom Two

12'6" x 11'8" (3.83 x 3.58)

Radiator, built in wardrobe, UPVC double glazed window to rear.

Bedroom Three

8'7" x 6'8" (2.63 x 2.05)

Radiator, UPVC double glazed window to front.

Bathroom

Suite comprising bath unit with shower unit above, hand wash basin, low level WC, tiled splash areas, UPVC double glazed window to rear, radiator.

Externally

Front Garden

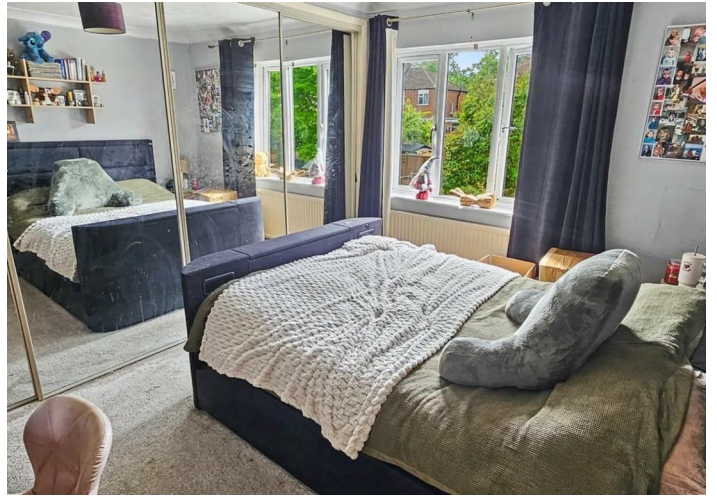
Surrounded by brick built dwarf wall, metal gate, paved area.

Rear Garden

Concrete patio area, paved patio area, decked wooden patio area, artificial turf, storage shed.

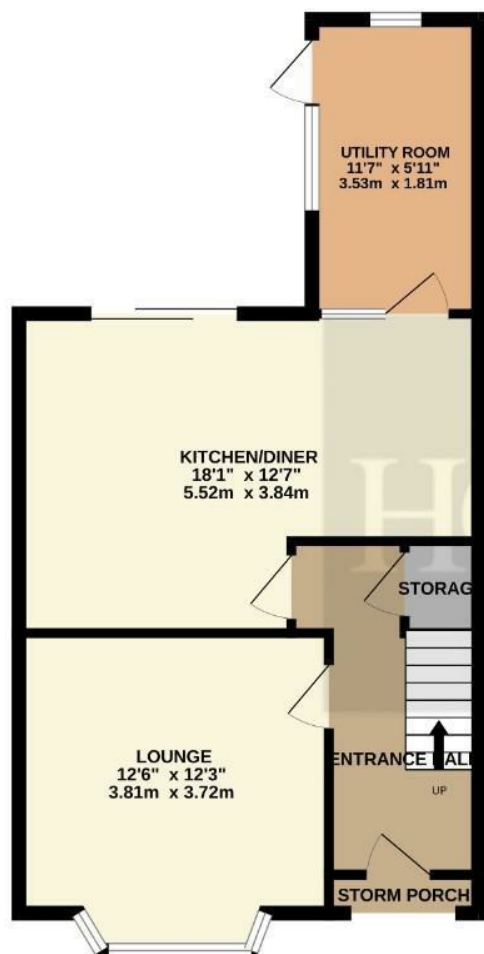
Agent Notes

Council Tax Band: B

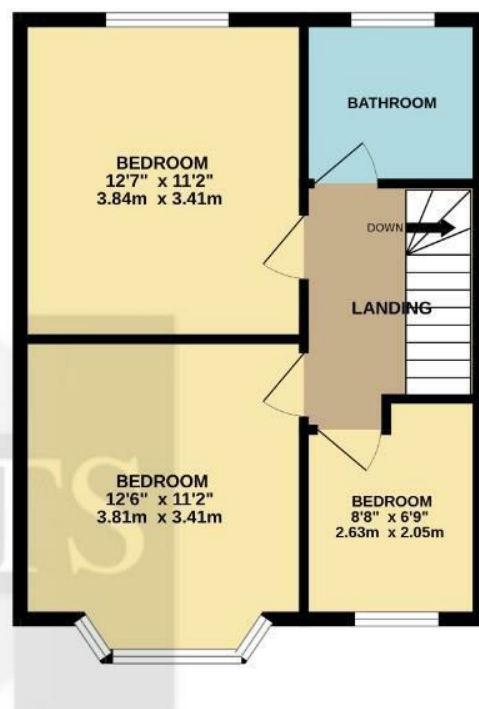




GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.



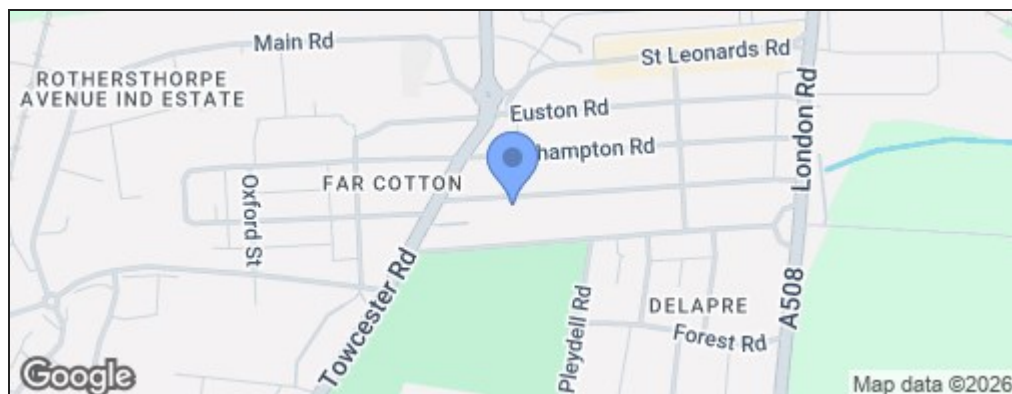
1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.4 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		
	66	79
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.