

**40 Thorn Hill
Briar Hill
NORTHAMPTON
NN4 8SN**

Offers Over £195,000



- **SPACIOUS MID TERRACE**
- **LOUNGE / DINER**
- **GAS CENTRAL HEATING**
- **VERY CLOSE TO LOCAL PARK**

- **THREE BEDROOMS**
- **DOWNSTAIRS WC**
- **COMMUNAL OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING : C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A spacious three bedroom terrace house located a stones throw away from the local park, in the South of Northampton close to local amenities with excellent road links. With accommodation comprising in brief; entrance hall, downstairs wc, kitchen, and lounge/diner to the ground floor. To the first floor are three bedrooms, and a shower room. The property also benefits from UPVC double glazing, gas central heating, front and rear gardens, and communal off road parking to the rear.

Ground Floor

Entrance Hall

10'10" x 5'10" (3.32 x 1.79)

Enter via UPVC door with obscure glass windows, stairs rising to first floor, under stairs storage cupboard, wooden laminate flooring, radiator.

Downstairs WC

4'9" x 3'9" (1.46 x 1.15)

Obscure UPVC window to front aspect, low level wc, pedestal wash hand basin.

Kitchen

11'0" x 9'10" (3.37 x 3.02)

UPVC door and window to rear aspect, a range of wall and base units with roll top work surfaces, polycarbonate sink and drainer, integrated oven and hob with extractor over, spaces for various appliances, wall mounted boiler.

Lounge / Diner

21'3" x 10'4" (6.48 x 3.17)

Two UPVC windows to front and rear aspects, two radiators.

First Floor

Landing

Cupboard housing hot water tank, loft access.

Bedroom One

13'2" x 9'5" (4.03 x 2.88)

UPVC window to rear aspect, double wardrobe, radiator.

Bedroom Two

10'2" x 9'11" (3.11 x 3.04)

UPVC window to rear aspect, fitted double wardrobe, radiator.

Bedroom Three

8'5" x 7'8" (2.57 x 2.34)

UPVC window to front aspect, fitted wardrobe, radiator.

Shower Room

9'6" x 4'7" (2.92 x 1.41)

Obscure UPVC window to front aspect, tiled double shower cubicle, low level wc, sink unit with storage under, chrome heated towel rail.

Externally

Front Garden

Lawn area with various paving.

Rear Garden

Patio leading to raised lawn area, brick storage shed, gated rear access, enclosed by wooden fencing.

Agents Notes

Local Authority: West Northamptonshire

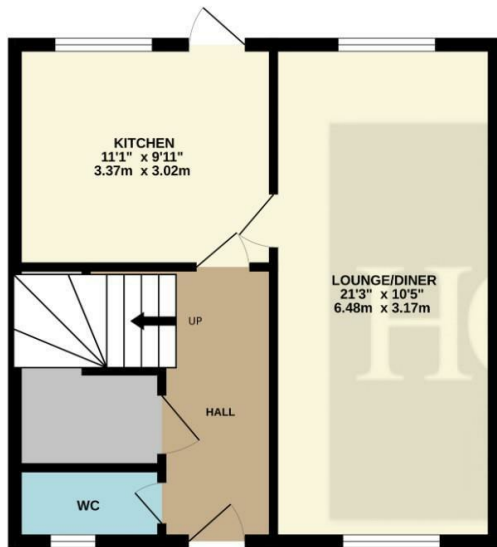
Council Tax Band: B

Communal off road parking is available to the rear of the property, accessed via the gate in the rear garden.

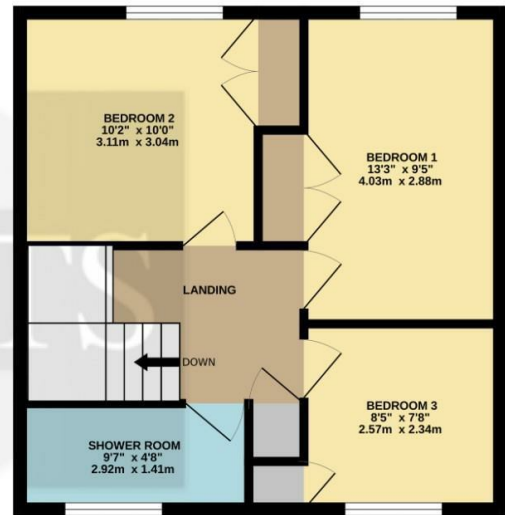




GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



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

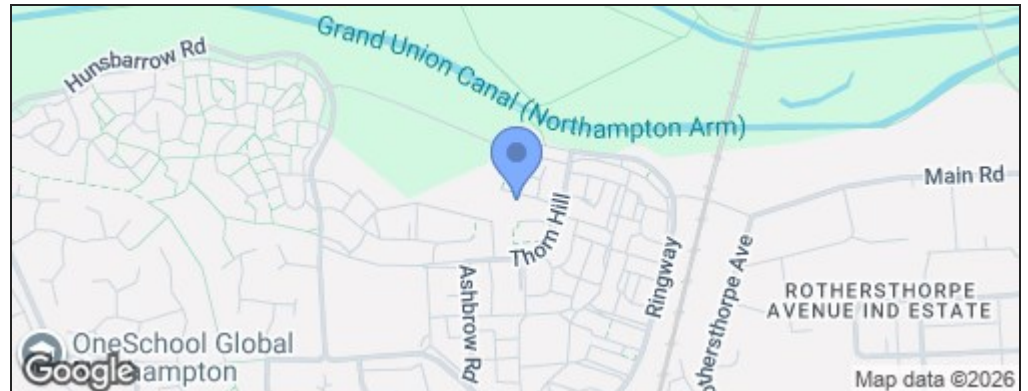


TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.

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		
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.