46 Salcey Avenue
Hartwell
NORTHAMPTON
NN7 2HQ

Guide Price £200,000

- **NEEDS FULL REFURBISHMENT**
- **SEMI DETACHED**
- **LARGE GARDENS**
- **THREE BEDROOMS**
- **VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING: TBC**

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

PERSONAL • PROFESSIONAL • PROACTIVE

A mature three bedroom semi detached property that needs full refurbishment. The property is located in the south Northants village of Hartwell.

The accommodation comprising entrance hall, lounge, kitchen, three bedrooms and bathroom.

The property does benefit from very large gardens.

Ground Floor

Entrance Hall
Window to front, stairs rising to first floor landing, understairs storage cupboard, doors to:

Lounge
16'0" x 11'5" (4.88 x 3.49)
Window to rear, door to:

Kitchen/Dining Room
13'5" x 12'8" (4.09 x 3.87)
Comprising Belfast sink unit, arga, windows to front and side, door to:

Rear Lobby
Door to rear garden, doors to:

W/C
Low level W/C.

Store

First Floor

Landing
Access to loft, window to front, doors to:

Bedroom One
12'10" x 11'7" (3.93 x 3.54)
Windows to side and rear.

Bedroom Two
11'0" x 11'6" (3.36 x 3.52)
Window to rear.

Bedroom Three
9'10" x 8'5" (3.01 x 2.57)
Window to front.

Bathroom
Bath unit, hand wash basin, low level W/C, window to front.

Externally

Front Garden
Overgrown front garden in need of renovation.

Rear Garden
Large rear garden, overgrown needing full refurb, large workshop/shed to rear of the garden.

Agents Notes

Council Tax Band: B

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.

1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.

TOTAL FLOOR AREA : 960 sq.ft. (89.2 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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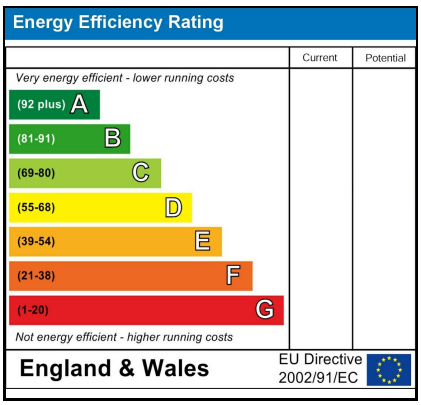

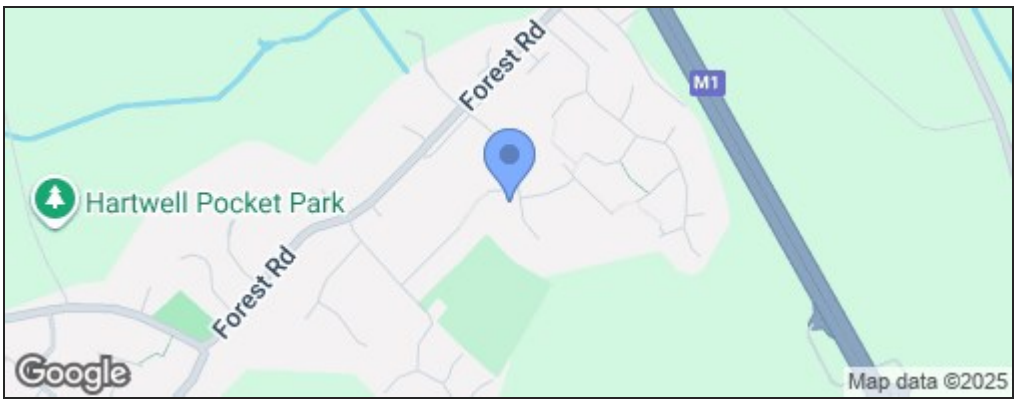

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