73 Lower Hester Street

NORTHAMPTON
NN2 6BJ

£1,000 Per Month









- AVAILABLE FROM MID-DECEMBER
- LOUNGE/DINING ROOM
- DOWNSTAIRS TOILET
- RADIATOR HEATING
- ENERGY EFFICIANCY RATING: D
- TWO BEDROOMS
- KITCHEN WITH SEPARATE UTILITY ROOM
- FIRST FLOOR BATHROOM
- CLOSE TO TOWN AND STATION
- COUNCIL TAX BAND: A

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

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The Property Ombudsman

PERSONAL • PROFESSIONAL • PROACTIVE

Available Now A two-bedroom mid-terrace home located close to Northampton town centre and the Northampton railway station. The property is presented in good order and offers a lounge/dining room, kitchen, utility room and WC on the ground floor. There is an upstairs bathroom and a cellar. Heating is via radiators and windows are uPVC double-glazed. **Unfurnished**

Ground Floor

Entrance Hall
Enter through hard wood partly glazed door, single radiator, stairs rising to first floor.

Lounge/Dining Room
22'3" x 10'4" max (6.8 x 3.16 max)

Lounge Area
Recess to side of chimney breast, double panel radiator, window to front elevation.

Dining Area
Single radiator, window overlooking rear garden, door to kitchen.

Kitchen
10'5" x 6'11" (3.2 x 2.12)
Fitted with base and wall mounted cupboards, roll top work surface space, inset single drainer stainless steel sink unit, fitted oven with gas hob, gas-fired combination boiler serving hot water and heating, fitted dishwasher, laminate flooring, door to single cellar, half-height tiling to walls, window to side elevation, partly glazed UPVC door to rear garden.

Utility Area
Space for tall standing fridge/freezer, plumbing for washing machine, window to rear elevation

Downstairs Cloakroom
Corner wash hand basin, close coupled WC, frosted window to side elevation.

First Floor

First Floor Landing
Access to loft area.

Bedroom One
13'2" x 10'5" (4.02 x 3.18)
Recess to side of chimney breast, over stairs storage cupboard, single radiator, window to front elevation.

Bedroom Two
11'6" x 8'1" (3.51 x 2.47)
Recess to side of chimney breast, laminate flooring, radiator, window overlooking rear garden.

Bathroom
Three piece suite of panel bath with shower and screen, wall mounted wash hand basin with tiled splash backs, close coupled WC, double radiator, tiled floor, frosted window to rear elevation.

Externally

Rear Garden
Flower and shrub beds with a central pathway, outside cold water tap. The rear garden is fully enclosed by a combination of medium height brick retaining walls and fencing.

Agents Notes
Council Tax Band: A

When you apply for a tenancy, we will require you to pay a holding deposit and complete an application form. The holding deposit is equivalent to 1 week's rent - This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

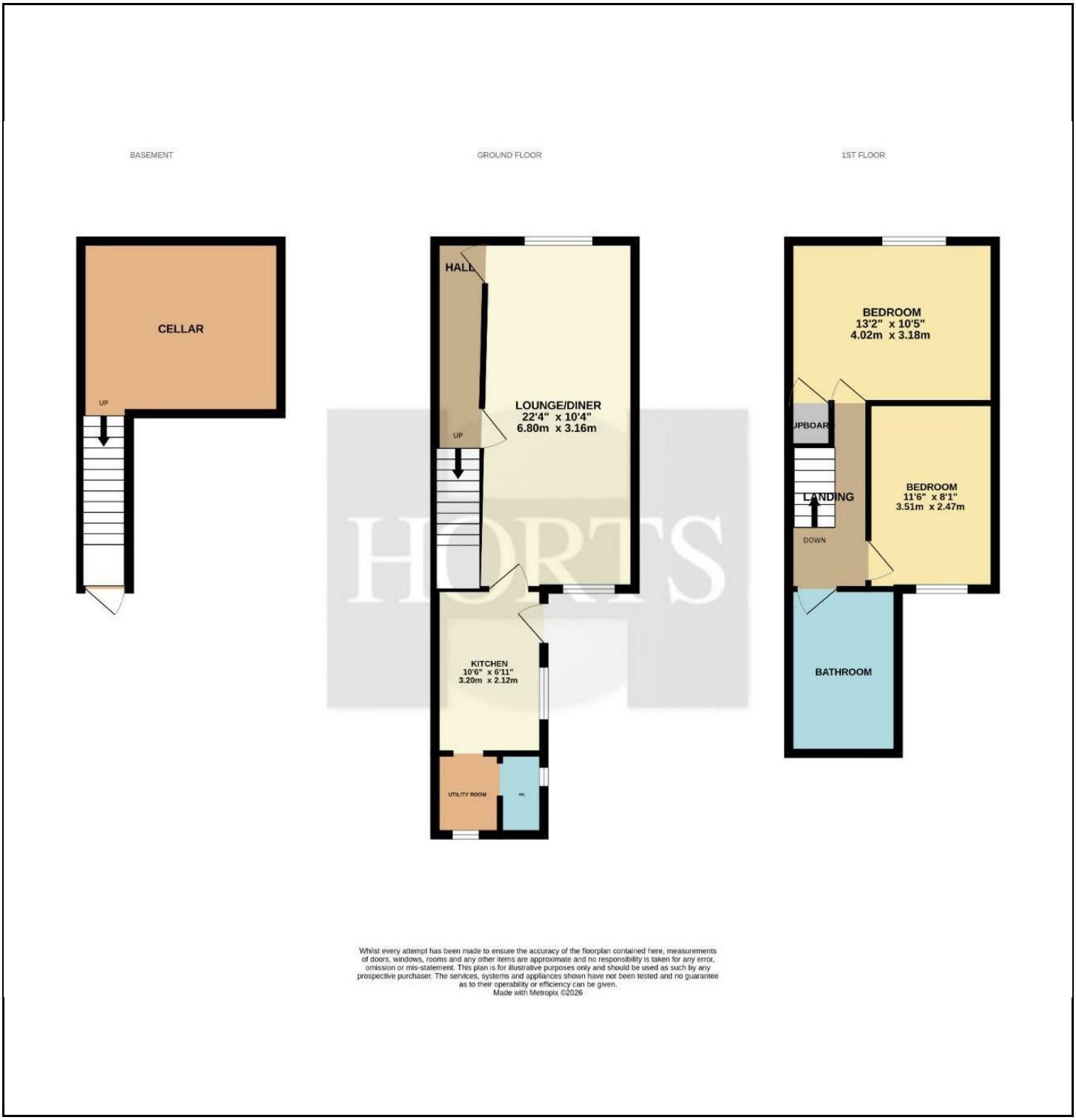


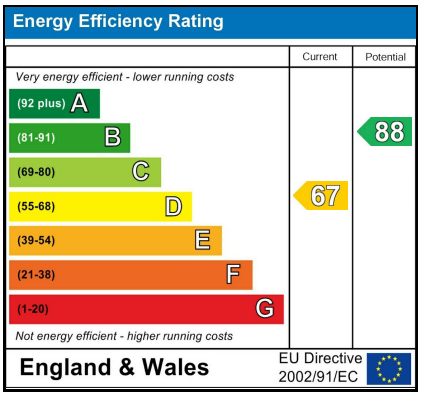














Disclaimer

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.