

**45 Southampton Road  
Far Cotton  
NORTHAMPTON  
NN4 8EA**

**£1,250 Per Month**



- **AVAILABLE NOW**
- **THREE BEDROOMS**
- **TWO RECEPTION ROOMS**
- **DOWNSTAIRS TOILET**
- **ENERGY EFFICIENCY RATING: D**

- **REFURBISHED TERRACED HOME**
- **FIRST FLOOR BATHROOM**
- **KITCHEN/BREAKFAST ROOM**
- **DOUBLE GLAZING AND RADIATORS**
- **COUNCIL TAX BAND: B**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\*Available Now\*\*** A three bedroom, bay fronted, mid terraced home which has been refurbished to include full redecoration and new flooring throughout. The ground floor offers separate reception rooms, a large kitchen/breakfast room, utility room and cloakroom. The first floor has three generous bedrooms and a bathroom. Heating is via radiators, and windows are uPVC double glazed. **\*\*Unfurnished, sorry no pets\*\***

## **Ground Floor**

### **Entrance Hall**

Enter through hardwood partly glazed door, mosaic floor, meter cupboard, coat hanging area, radiator, stairs rising to first floor.

### **Lounge**

12'6" x 11'9" max (3.83 x 3.60 max)

Recesses to side of chimney breast with shelving, meter cupboard, radiator, bay window to front elevation.

### **Dining Room**

14'7" x 11'4" max (4.47 x 3.47 max)

Original cupboard to side of chimney breast, radiator, window overlooking rear garden.

### **Kitchen/Breakfast Room**

16'11" x 9'0" (5.17 x 2.76 )

Refitted in a modern wall and base mounted cupboards with roll top work surface space, inset single drainer stainless steel sink unit, built in electric oven, electric hob with extractor fan over, half tiling to walls, radiator, two windows to the side elevation, partly glazed hardwood door to rear garden.

### **Utility Room**

6'5" x 5'6" (1.98 x 1.68)

Base unit, roll top work surface space, plumbing for washing machine, space for tall standing fridge/freezer, tiled floor, window overlooking rear garden.

### **Downstairs Cloakroom**

Low level WC, wall mounted wash hand basin with tiled splash back, gas-fired boiler serving radiators and heating.

## **First Floor**

### **Landing**

Airing cupboard housing factory lagged hot water cylinder with linen shelf over.

### **Bedroom One**

15'2" x 12'7" max (4.63 x 3.84 max)

Recesses to side of chimney breast, radiator, bay and standard window to front elevation.

### **Bedroom Two**

11'5" x 9'6" (3.50 x 2.90)

Cupboard to side of chimney breast, radiator, window overlooking rear garden.

### **Bedroom Three**

10'5" x 9'2" (3.20 x 2.80)

Radiator, window to rear aspect.

**Bathroom**

Modern three piece suite comprising panel bath with electric shower, shower curtain and rail fitted, pedestal wash hand basin, close-coupled WC, full height tiling to walls, radiator, electric shaver point, frosted window to side elevation.

**Externally****Rear Garden**

Pathway leading to lawn. The rear garden is fully enclosed by brick retaining walls and fencing. Gated rear pedestrian access.

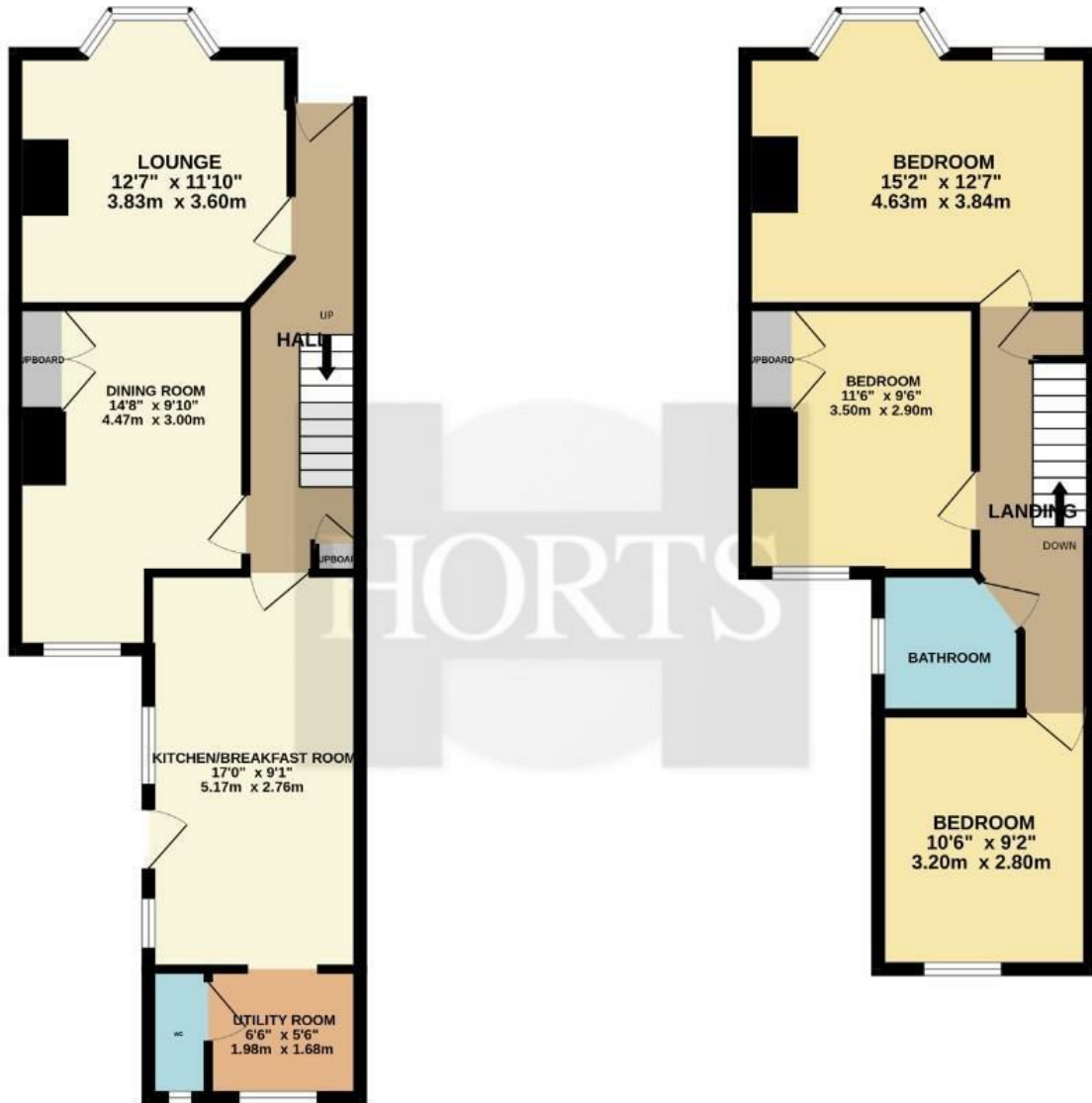
**Agents Notes**

Council Tax Band: B



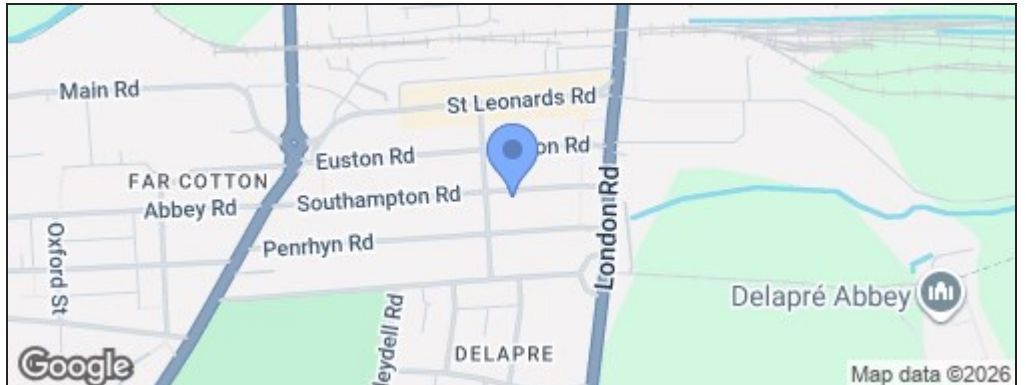
GROUND FLOOR

1ST FLOOR



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		65	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.