

**19 Bristle Street
Upton
NORTHAMPTON
NN5 4ET**

£270,000



- **SPACIOUS END OF TERRACE**
- **KITCHEN / DINER**
- **GOOD CONDITION**
- **NO UPPER CHAIN**

- **THREE BEDROOMS**
- **EN-SUITE TO MASTER**
- **CLOSE TO LOCAL AMENITIES**
- **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 modern end of terrace home, offered in good condition with no upper chain, and with easy access to local amenities such as Upton Country Park and Sixfields. With accommodation comprising in brief, entrance hall, lounge, kitchen/diner, and downstairs wc to the ground floor, with three bedrooms, an en-suite to master, and a bathroom to the first floor. The property also benefits from double glazing, gas central heating, allocated off road parking to the rear, and communal off road parking to the front.

Ground Floor

Entrance Hall

Enter via composite door, stairs rising to first floor, radiator.

Lounge

14'3" x 12'6 (4.34m x 3.81m)

Double glazed window to front aspect, radiator.

Kitchen / Diner

17'9 x 13'6 max (5.41m x 4.11m max)

Double glazed window and French doors to rear aspect, a range of wall and base units with roll top work surfaces, integrated double oven, gas hob, washing machine, dishwasher, and fridge, under stairs storage cupboard, ceramic tiled flooring, radiator.

Downstairs WC

Low level wc, pedestal wash hand basin, ceramic tiled flooring, radiator.

First Floor

Landing

Doors to all rooms, airing cupboard.

Bedroom One

12'6 x 10 (3.81m x 3.05m)

Double glazed window to front aspect, fitted wardrobes, radiator.

En-Suite

Tiled shower cubicle, low level wc, pedestal wash hand basin, complementary tiling, radiator.

Bedroom Two

10'7 x 10 (3.23m x 3.05m)

Double glazed window to rear aspect, fitted double wardrobe, radiator.

Bedroom Three

8'1 x 7'9 (2.46m x 2.36m)

Double glazed window to front aspect, radiator.

Bathroom

7'3 x 7'2 (2.21m x 2.18m)

Obscure double glazed window to rear aspect, bath unit, low level wc, pedestal wash hand basin, radiator.

Externally

Front Garden

Small courtyard with paving, enclosed by metal fencing.

Rear Garden

Courtyard with paving and stone chip areas, rear gated leading to car park at rear, enclosed by brick walls and wooden fencing.

Agents Note

Council Tax Band: C

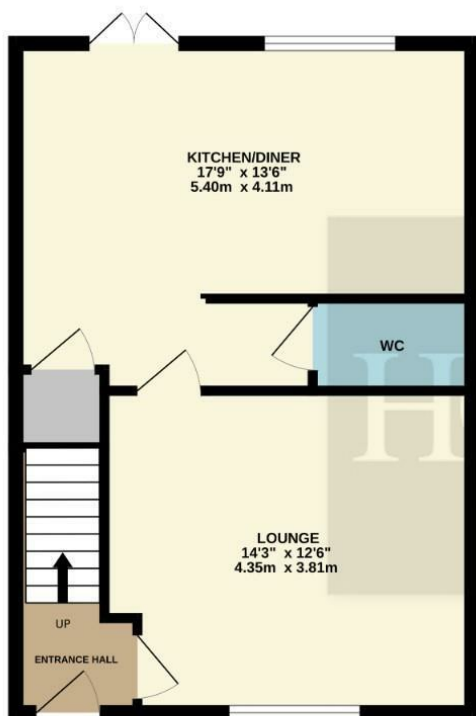
Energy Performance Rating: C

Green Spaces Charge: £45.00 per month.

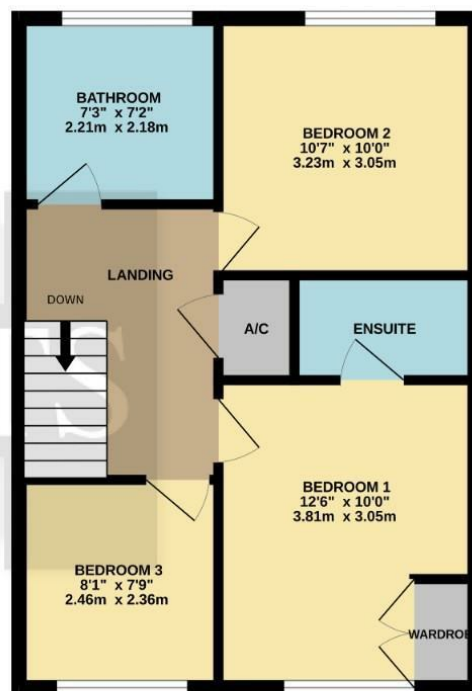




GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.



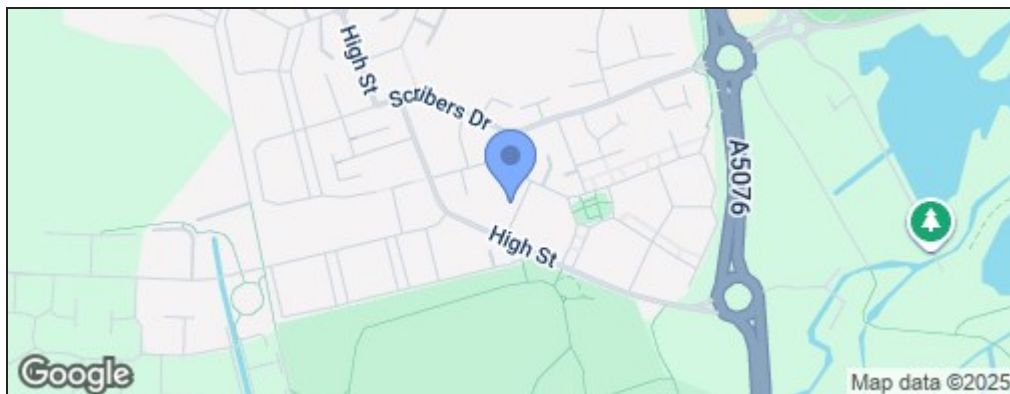
TOTAL FLOOR AREA: 921 sq.ft. (85.5 sq.m.) approx.

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		90
(81-91) B		
(69-80) C	77	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.