

**15 Georges Avenue
Bugbrooke
NORTHAMPTON
NN7 3PP**

£1,400 Per Month



- **AVAILABLE NOW**
- **THREE BEDROOMS**
- **SEPARATE LOUNGE**
- **NEW GAS RADIATOR HEATING**
- **COUNCIL TAX BAND: C**

- **FULLY REFURBISHED**
- **KITCHEN/DINING ROOM**
- **NEW BATHROOM AND KITCHEN**
- **OFF ROAD PARKING FOR TWO CARS**
- **ENERGY EFFICIENCY RATING: C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

****Available Now**** A newly refurbished three-bedroom semi-detached home in the popular West Northamptonshire village of Bugbrooke. The property features a new kitchen, a new bathroom, newly installed gas radiator heating and uPVC double glazing throughout. Outside, there is a good-sized enclosed rear garden and an open-plan frontage with a driveway providing parking for at least two cars. ****Unfurnished****

Ground Floor

Entrance Hall

Entry through uPVC partly glazed door with full frosted glazing to both sides, laminate flooring, double panel radiator, stairs rising to first floor.

Lounge

13'7" x 11'10" (4.15 x 3.63)

Feature wall mounted electric fire on chimney breast, double panel radiator, large window to front elevation.

Kitchen/Dining Room

18'4" x 9'11" (5.60 x 3.03)

Dining Area

Breakfast bar, laminate flooring, radiator, window overlooking rear garden.

Kitchen Area

Refitted in base and wall mounted cupboards with square edge work surface space, inset single drainer stainless steel sink unit, space and plumbing for washing machine, built-in single electric oven, inset gas hob with extractor hood over, cupboard housing gas fired combination boiler serving water and heating, understairs storage cupboard, laminate flooring, window to rear elevation, partly glazed uPVC door to rear garden.

First Floor

Landing

Frosted window to side elevation, access to loft area, airing cupboard housing factory lagged tank with slatted linen shelving.

Bedroom One

13'7" x 9'5" (4.16 x 2.88)

Radiator, large window to front elevation.

Bedroom Two

11'1" x 9'11" (3.38 x 3.04)

Radiator, large window overlooking rear garden.

Bedroom Three

8'7" x 8'0" (2.63 x 2.45)

Spacious third bedroom with radiator and window to front elevation.

Bathroom

Three piece refitted suite comprising of panel bath with shower and screen, wash hand basin with vanity cupboard below, WC with enclosed cistern, heated chrome towel rail, laminate flooring, frosted window to rear elevation.

Externally

Front Garden

Pebbled frontage with concrete driveway offering off road parking for at least 2 cars.

Rear Garden

Paved patio area enclosed by dwarf retaining wall, steps upto split lawn with bark shrub beds. The rear garden is fully enclosed by timber panel fencing with outside cold water tap.

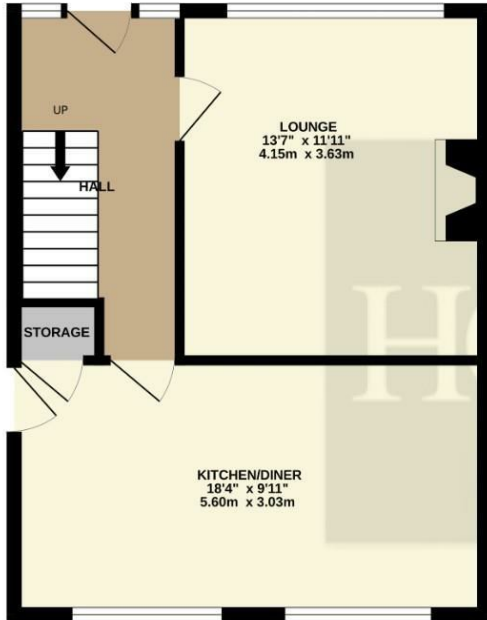
Agents Notes

Council Tax Band: C

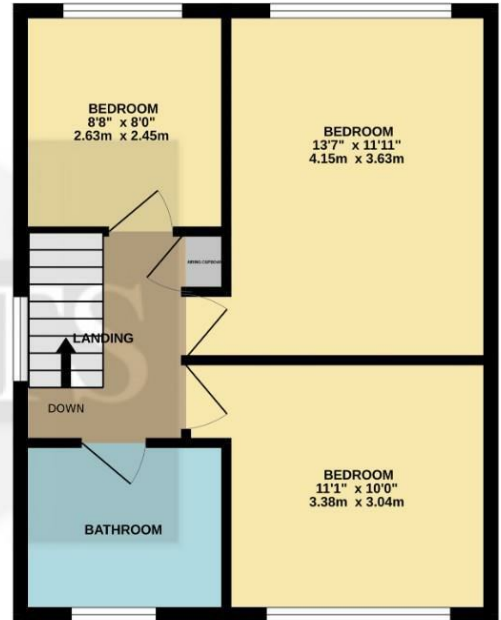
When you apply for a tenancy, we will require you to pay a holding deposit and complete an application form. The holding deposit is equivalent to 1 week's rent - This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, 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).



GROUND FLOOR



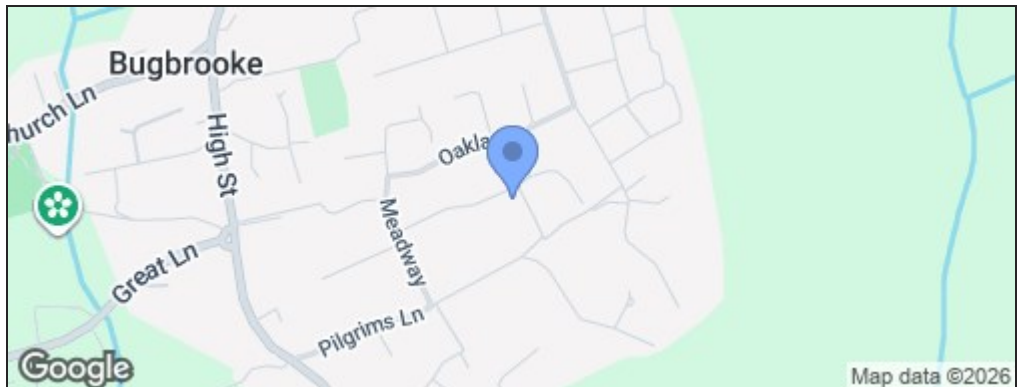
1ST FLOOR



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	69	75
(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.