

**151 Southampton Road
Far Cotton
NORTHAMPTON
NN4 8DZ**

£210,000



- **SPACIOUS VICTORIAN TERRACE**
- **DOWNSTAIRS BATHROOM**
- **EXCELLENT CONDITION THROUGHOUT**
- **NO UPPER CHAIN**

- **THREE BEDROOMS**
- **UPSTAIRS WC**
- **GOOD SIZE REAR GARDEN**
- **ENERGY EFFICIENCY RATING : D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A spacious three bedroom Victorian terrace property, situated in a highly desirable area close to the Town Centre and Northampton University, that has recently undergone extensive refurbishment by the current owners to be offered in excellent condition throughout. With accommodation comprising in brief; entrance hall, open plan lounge/diner, kitchen, and bathroom to the ground floor, with three bedrooms and a separate wc to the first floor. The property also benefits from UPVC double glazing, gas central heating, and a good size rear garden.

Ground Floor

Entrance Hall

Enter via UPVC door, stairs rising to first floor, wooden laminate flooring, radiator.

Lounge / Diner

22'3" x 11'0" (6.79 x 3.36)

UPVC window to front aspect, French doors leading to rear, under stairs storage cupboard, wooden laminate flooring, two radiators.

Kitchen

11'11" x 7'8" (3.65 x 2.35)

UPVC window to side aspect, a range of wall and base units with roll top work surfaces, stainless steel one and a half sink and drainer, 5-ring gas hob with extractor over, integrated double oven, space for various appliances, complementary tiling, ceramic tiled flooring, wall mounted boiler.

Bathroom

7'10" x 6'9" (2.41 x 2.07)

Two obscure UPVC windows to rear and side aspects, low level wc, sink unit with storage under, bath unit with shower over, complementary tiling, ceramic tiled flooring, chrome heated towel rail.

First Floor

Landing

Loft access.

Bedroom One

13'9" x 10'4" (4.21 x 3.16)

Two UPVC windows to front aspect, storage cupboard, radiator.

Bedroom Two

11'5" x 8'3" (3.48 x 2.54)

UPVC window to rear aspect, radiator.

Bedroom Three

7'7" x 7'6" (2.33 x 2.30)

UPVC window to rear aspect, radiator.

Separate WC

4'9" x 3'6" (1.45 x 1.09)

Low level wc, sink unit with storage under, complementary tiling, ceramic tiled flooring.

Externally

Rear Garden

Lawn, patio, and decking areas, enclosed by brick wall and wooden fencing.

Agents Notes

Local Authority : West Northamptonshire Council

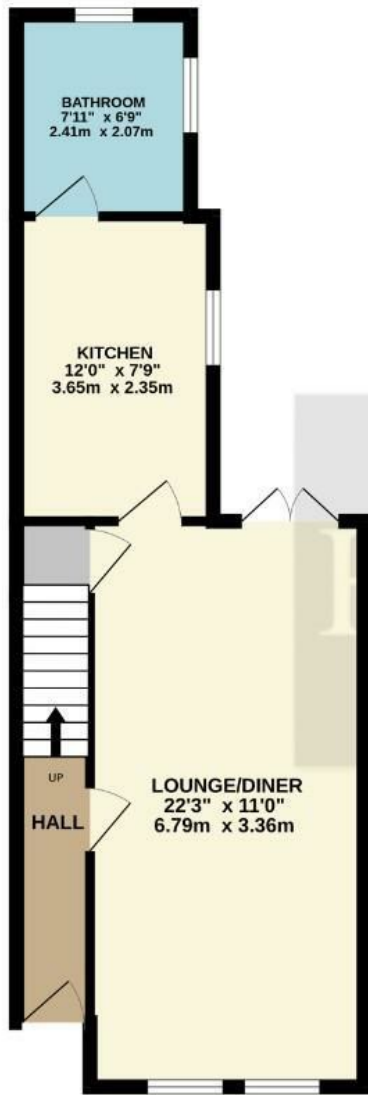
Council Tax Band: A





GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.

1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.

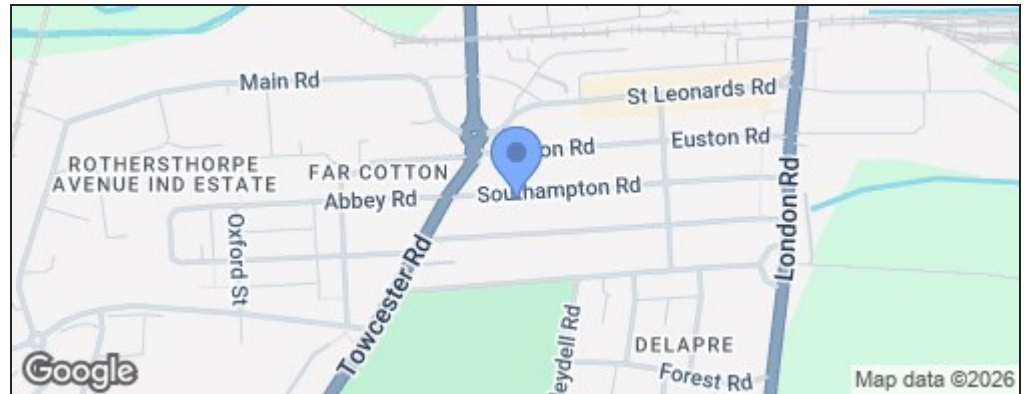


TOTAL FLOOR AREA: 833 sq.ft. (77.4 sq.m.) approx.

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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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.