

**6 The Square  
Pitsford  
NORTHAMPTON  
NN6 9AG**

**Guide Price £275,000**



- **NO CHAIN**
- **CUL DE SAC LOCATION**
- **SOUGHT AFTER VILLAGE**
- **MUST BE VIEWED**

- **STUNNING VIEWS**
- **NEEDS MODERNISATION**
- **THREE BEDROOMS**
- **ENERGY EFFECIENCY RATING: TBC**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

A rare opportunity to acquire a chain free, mature three bedroom terraced house with picturesque views towards Pitsford Reservoir. Nestled in a cul-de-sac within the highly regarded village of Pitsford, the property occupies a generous plot, offering substantial potential for modernisation and extension, subject to the necessary statutory consents. The ground floor features an entrance hall, a lounge, and a kitchen/diner. Additionally, there is a utility area, a versatile study/office and a convenient cloakroom/WC. The first floor hosts three bedrooms and a shower room. The enclosed front garden offers the possibility of conversion to off road parking, subject to consents, while the fully enclosed rear garden backs onto fields, providing a private outdoor space. The property benefits from double glazing and electric storage heating.

## **Ground Floor**

### **Entrance Hall**

Approached via entrance door, window to the side elevation, stairs rising to first floor landing with storage under, storage heater, doors leading to;

### **Lounge**

13'7" x 13'5" (4.16m x 4.09m )

Window to the front elevation, storage heater, TV point, three wall light points.

### **Kitchen/Diner**

19'9" x 9'1" (6.04m x 2.77m)

Kitchen area: Window to the rear elevation, stainless steel sink unit, set into a range of base units, work surfaces over, tiled splash backs, matching wall mounted units, larder unit, built in oven and hob with extractor over, door to rear lobby.

Dining area: Patio doors leading to the rear garden.

### **Rear Lobby**

Doors to the garden and side passage way and access to;

### **Utility**

Window to the side elevation, one and a half bowl stainless steel sink unit set into a range of base units with work surfaces over, tiled splash backs, plumbing for automatic washing machine, access to;

### **Office/Study**

9'9" x 6'8" (2.99m x 2.05m)

Two windows to the rear elevation, storage area with door leading to the rear garden, door to;

### **Cloakroom/WC**

Window to the side elevation, low level wc.

## **First Floor**

### **Landing**

Loft access to roof space, airing cupboard housing hot water cylinder, doors to;

### **Bedroom One**

13'4" x 11'11" (4.07m x 3.65m)

Window to the rear elevation enjoying stunning views.

### **Bedroom Two**

12'0" x 9'10" (3.66m x 3.01m)

Window to the front elevation.

**Bedroom Three**

9'10" max x 7'7" (3.01m max x 2.32m)

Two windows to the front elevation, over stair storage cupboard.

**Bathroom**

Window to the rear elevation, white suite comprising, wash and basin set into vanity unit, low level WC, double width shower cubicle with sliding doors.

**Externally****Front Garden**

Fully enclosed low maintenance garden.

**Rear Garden**

Fully enclosed, backing onto fields, patio area.

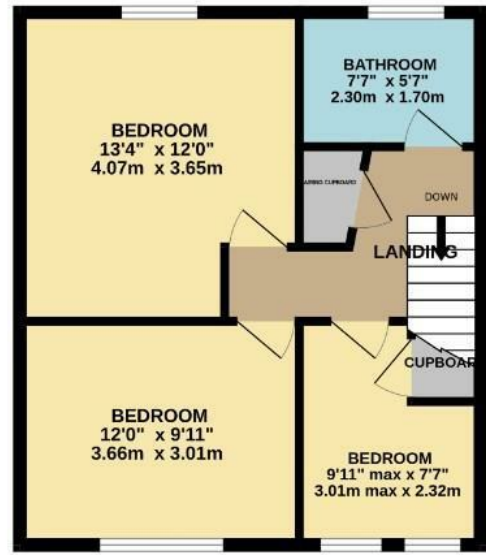




GROUND FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



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



TOTAL FLOOR AREA : 1082 sq.ft. (100.6 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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 firm's employment has the authority to make or give any representation or warranty in respect of the property.