

**8 Heyford Road
St Crispins
NORTHAMPTON
NN5 6GF**

£230,000



- **NO CHAIN**
- **TWO DOUBLE BEDROOMS**
- **DOUBLE GLAZING**
- **TWO ALLOCATED PARKING SPACES**

- **SOUGHT AFTER LOCATION**
- **DOWNSTAIRS CLOAKROOM**
- **GAS CENTRAL HEATING**
- **ENERGY EFFECIENCY RATING: C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Offered with no onward chain, this well presented two bedroom mid terraced home is situated on the sought after St Crispin development. The accommodation includes an entrance hall with storage, cloakroom/WC, modern kitchen, and a spacious lounge/diner with doors to the garden. Upstairs, there are two double bedrooms with fitted wardrobes and a family bathroom.

Outside, the property benefits from an enclosed rear garden and off road parking for two vehicles. Further features include gas central heating and double glazing.

Ground Floor

Entrance Hall

Window to the front elevation. A welcoming entrance hall with stairs rising to the first floor and storage cupboard beneath. Doors lead to all ground floor rooms. Radiator.

Cloakroom/WC

Fitted with a low level WC and pedestal wash hand basin with tiled splashback. Radiator. Tiled floor.

Lounge/Diner

14'4" x 12'9" max (4.39m x 3.91m max)

A light and spacious reception room with French doors opening to the rear garden. Two radiators. TV point.

Kitchen

10'4" x 7'1" (3.17m x 2.16m)

Window to the front elevation. Fitted with a range of base and wall mounted units with work surfaces over and tiled splashbacks. Inset one and a half bowl stainless steel sink unit. Integrated gas hob with extractor over and electric double oven. Integrated dishwasher. Space for a fridge/freezer. Radiator. Tiled floor.

First Floor

Landing

Access to the loft space. Doors to all first floor rooms. Radiator.

Bedroom One

14'4" x 10'2" (4.39m x 3.11m)

A generous double bedroom with window to the rear elevation. Built-in wardrobes. Radiator.

Bedroom Two

12'3" exc wardrobes x 7'1" (3.75m exc wardrobes x 2.18m)

Window to the front elevation. Built-in wardrobes with additional storage cupboard over the stairs. Radiator.

Bathroom

Fitted with a white three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low flush WC. Radiator. Fully tiled to the bath area. Tiled floor.

Externally

Front Garden

Neat frontage with pathway leading to the entrance, decorative gravel borders and established shrubs. Outside light.

Rear Garden

The rear garden is fully enclosed with timber panel fencing, featuring a patio area leading to a lawn. Stocked with a variety of shrubs. Gated rear access to the parking area.

Parking

Off road parking for two vehicles.

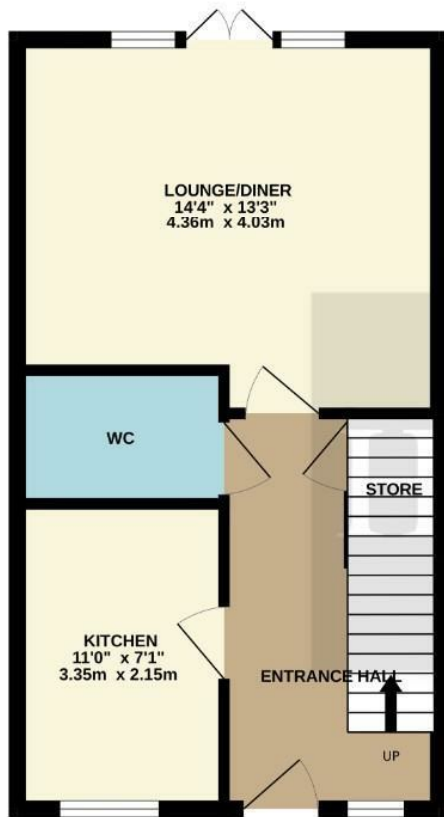
Agents Notes

West Northamptonshire Council

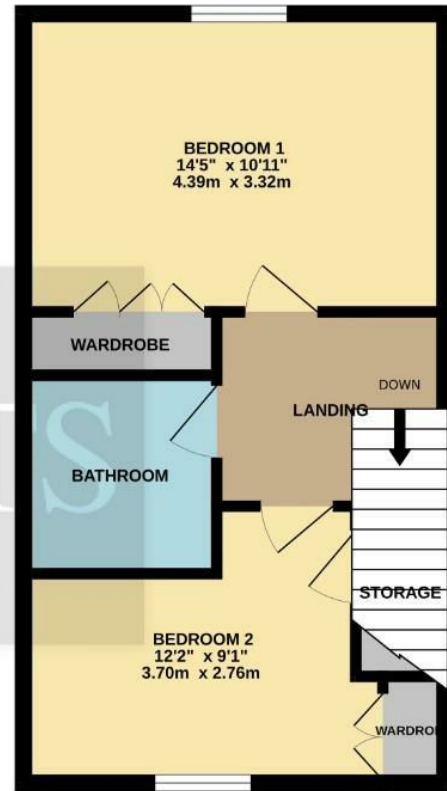
Council Tax Band: C



GROUND FLOOR



1ST FLOOR



HEYFORD ROAD, ST CRISPINS

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	77	81
(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	



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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.