

57 Eastern Avenue South

**NORTHAMPTON
NN2 7BE**

£250,000



- **THREE BEDROOMS**
- **REFITTED KITCHEN**
- **ENCLOSED REAR GARDEN**
- **GAS RADIATOR HEATING**

- **OFF ROAD PARKING**
- **LOUNGE/DINER**
- **DOUBLE GLAZING**
- **ENERGY RATING: TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A well presented family home with accommodation comprising of an entrance porch, lounge/diner with French doors leading to the rear garden and a refitted kitchen with utility area to the ground floor. Upstairs there are three well proportioned bedrooms and a family bathroom.

Outside there is a driveway to the front with parking for two cars and an enclosed garden to the rear.

Further benefits include uPVC double glazing and gas radiator heating.

Groud Floor

Entrance Porch

Enter via double glazed door. Window to front aspect. Door to lounge/diner.

Lounge/Diner

19'5" x 11'6" (5.92 x 3.51)

Window to front aspect. Windows and French doors to rear garden. Stairs rising to the first floor. Door to kitchen.

Kitchen

19'5" x 8'1" (5.92 x 2.47)

Refitted with a range of wall and base level units with work surface over. Sink and drainer unit with mixer tap over. Induction hob with extractor hood over. Built in electric double oven. Breakfast bar. Utility area with space for appliances. Dual aspect windows to front and rear.

First Floor

Landing

Built in Cupboard. Doors to all rooms.

Bedroom One

12'1" x 10'0" (3.70 x 3.06)

Window to Front aspect. Built in cupboard.

Bedroom Two

13'5" x 6'8" (4.10 x 2.04)

Window to front aspect.

Bedroom Three

6'10" x 10'0" (2.10 x 3.06)

Window to rear aspect.

Bathroom

Fitted with a three piece suite comprising of a low level W.C., vanity unit with inset sink and a panelled shower bath with fitted shower over. Full height tiled splash backs. Obscured window to rear aspect.

Outside

Front Garden

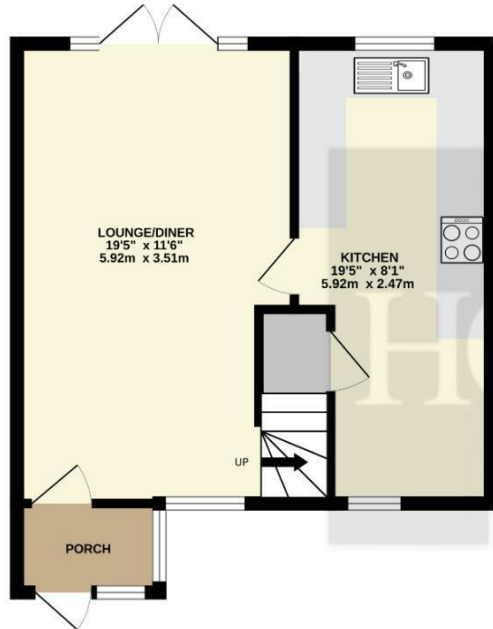
Block paved driveway providing parking for two cars.

Rear garden

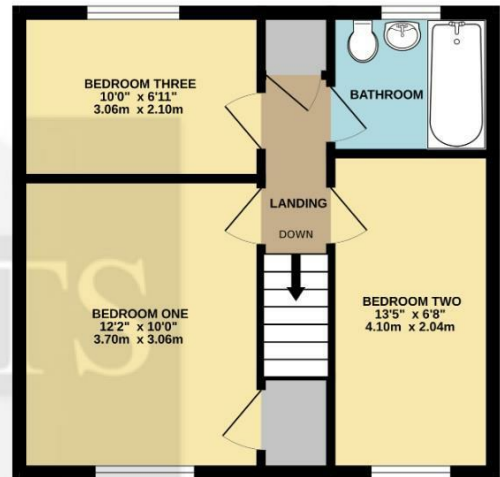
Enclosed by timber fencing. Laid to patio and lawn. Hard standing for a shed.



GROUND FLOOR



1ST FLOOR

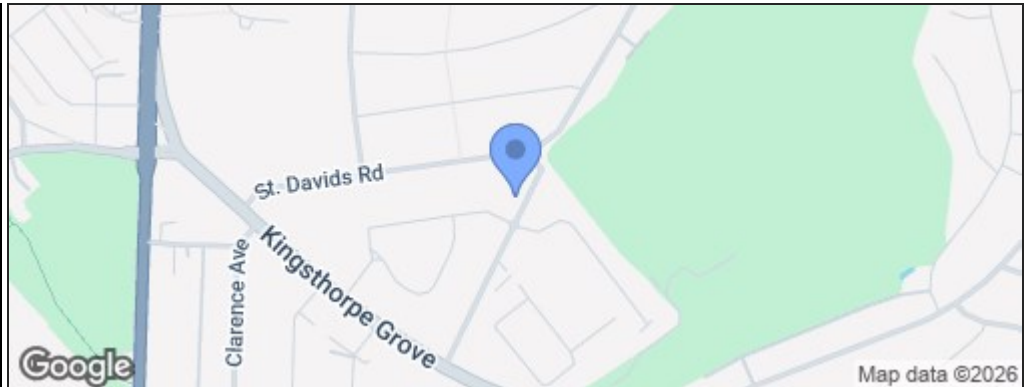


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
(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.