# 32 Robins Close
# Hartwell
# NORTHAMPTON
# NN7 2HZ

## £1,300

- #AVAILABLE NOW#
- SEMI DETACHED
- OFF ROAD PARKING
- GARDENS
- THREE BEDROOMS
- VILLAGE LOCATION
- KITCHEN/DINING ROOM

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

naea | propertymark PROTECTED
The Property Ombudsman

PERSONAL • PROFESSIONAL • PROACTIVE

**AVAILABLE NOW** Well presented three bedroom semi detached property situated in the sought after south Northamptonshire village of Hartwell. The accommodation briefly comprises; entrance hall, lounge, kitchen/dining room, three bedrooms and family bathroom. The property also benefits from UPVC double glazing, gas radiator central heating, gardens to front and rear and off road parking. Hartwell village is located to the south of Northampton with easy access to Northampton town centre, Milton Keynes and the M1 motorway. The village offers a highly rated Primary school and a Post Office can be found within easy walking distance. For the outdoor type Salcey Forest is only a mile down the road and offers various marked walks including one along the tree heights. There is also a large café offering home cooked food.**UNFURNISHED**Pets considered**

**Ground Floor**

**Entrance Hall**
Stairs leading to first floor, radiator, doors to:

**Lounge**
15'0" x 12'0" (4.59 x 3.66)
TV point, radiator, UPVC double glazed window to front.

**Kitchen/Dining Room**
15'2" x 10'9" (4.63 x 3.30)
Modern kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, tiling above work surfaces, eye level cupboards, wall mounted gas fired boiler, plumbing for washing machine, gas cooker, vinyl flooring, radiator, two UPVC double glazed windows to rear, UPVC double glazed door to rear, understairs storage cupboard, UPVC double glazed door to side.

**First Floor**

**Landing**
Built in storage cupboard, access to loft, UPVC double glazed window to side.

**Bedroom One**
13'5" x 8'4" (4.10 x 2.55)
Radiator, built in wardrobe, UPVC double glazed window to front.

**Bedroom Two**
10'11" x 8'4" (3.35 x 2.56)
Built in wardrobe, radiator, UPVC double glazed window to rear.

**Bedroom Three**
9'10" x 6'7" (3.00 x 2.01)
Radiator, UPVC double glazed window to front.

**Bathroom**
Modern suite comprising P shaped bath with shower unit above, hand wash basin, low level W/C, heated towel rail, UPVC double glazed window to rear, tiled splash areas, vinyl flooring.

**Externally**

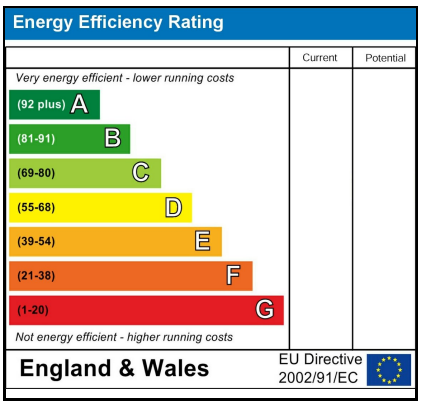
**Front Garden**
Mainly block paved, off road parking for two cars, gated side access, concrete area for further off road parking.

**Rear Garden**
Concrete patio area leading to lawn, flower and shrub borders with mature plants and trees, paved patio area to the rear, garden shed, enclosed by timber fencing.

**Agents Notes**
Local Authority: South Northamptonshire
Council Tax Band: B

**AGENTS NOTE - HOLDING DEPOSIT**

The equivalent of 1 weeks' rent as holding deposit will be taken to secure the property. This payment will be taken upon the offer being accepted. Should the offer be declined, no payment will be taken. If the references return as acceptable, this will be deducted from deposit upon move in. Should the references fail, this amount is non-refundable.



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.