

47 Cyril Street

**NORTHAMPTON
NN1 5EJ**

Guide Price £210,000



- MID TERRACE
- OPEN PLAN LOUNGE/DINER
- CELLAR
- WALKING DISTANCE TO HOSPITAL AND TOWN CENTRE

- THREE BEDROOMS
- GALLEY KITCHEN
- SHOWER ROOM
- ENERGY EFFICIENCY RATING TBC

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



PERSONAL • PROFESSIONAL • PROACTIVE

Offered to market with no onward chain, this charming three bedroom terrace is ideally located in the sought after Abington area, within walking distance of Northampton General Hospital, Northampton Train Station and the town centre. The accommodation comprises in brief; entrance porch, entrance hall, open plan lounge and dining areas, galley kitchen, inner lobby and downstairs shower room with W/C. There is also a cellar providing additional storage. To the first floor there are three well proportioned bedrooms and an upstairs W/C. Further benefits include gas to radiator central heating and UPVC double glazing throughout. An ideal purchase for first time buyers, investors, or anyone looking for convenient town centre location.

Ground Floor

Entrance Porch

UPVC obscure double glazed door into entrance porch, tiled flooring.

Entrance Hall

Obscure glazed door into entrance hall, stairs to first floor landing.

Lounge/Diner

22'2" x 10'11" (6.76 x 3.35)

Dual aspect. Open plan. UPVC double glazed window to front aspect, UPVC double glazed window to rear aspect, feature gas fireplace with tiled plinth and wooden surround with mantle, wooden laminate flooring.

Kitchen

12'11" x 7'3" (3.95 x 2.21)

UPVC double glazed window to side aspect, wooden wall and base mounted units with drawers, induction hob with extractor unit over, roll top work surfaces, integrated electric oven, integrated fridge/freezer, integrated washing machine, door to inner lobby.

Inner Lobby

UPVC obscure double glazed door to side aspect and rear garden, airing cupboard, door to shower room.

Shower Room

5'11" x 5'10" (1.82 x 1.80)

Obscure UPVC window to side aspect, Quadrant shower tiled floor to ceiling, pedestal wash hand basin with storage under, low level W/C, fully tiled splash backs.

Cellar

14'1" x 10'6" (4.30 x 3.22)

Storage area in cellar.

First Floor

First Floor Landing

Loft hatch entrance, ceiling smoke alarm.

Bedroom One

13'10" x 10'5" (4.24 x 3.18)

UPVC double glazed window to front aspect.

Bedroom Two

11'4" x 8'6" (3.47 x 2.60)

UPVC double glazed window to rear aspect.

Bedroom Three

8'10" x 7'3" (2.70 x 2.23)

UPVC double glazed window to rear aspect.

Externally**Rear Garden**

Courtyard patio area, fully surrounded by wooden panel fencing.

Agent Notes

West Northamptonshire Council

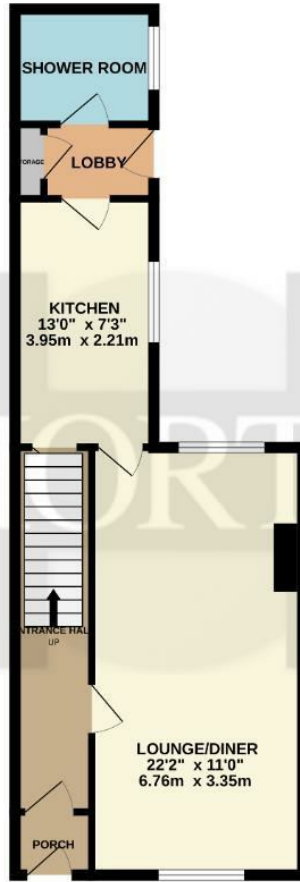
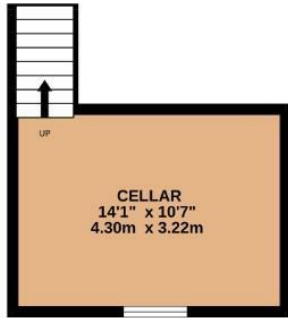
Tax Band A



BASEMENT

GROUND FLOOR

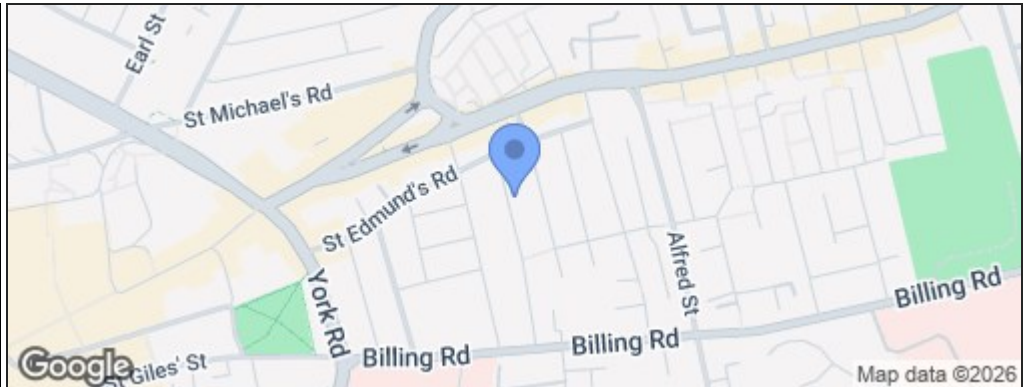
1ST FLOOR



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.