

**19 Old Forge Drive  
West Haddon  
NORTHAMPTON  
NN6 7ET**

**£220,000**



- **TWO BEDROOM**
- **FANTASTIC VILLAGE LOCATION**
- **TWO PARKING SPACES**
- **NO ONWARD CHAIN**

- **MODERN MID TERRACE**
- **DOUBLE GLAZING**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A two bedroom modern mid terrace home located in the popular Northamptonshire village of West Haddon. The property is in need of some cosmetic improvement and in brief the accommodation comprises; entrance hall, kitchen, and lounge/dining room to the ground floor. To the first floor there are two bedrooms and a fitted bathroom. Externally, there is a well maintained rear garden, and two allocated parking spaces. The property further benefits from gas central heating to radiators and upvc double glazing.

The property is located in one of Northamptonshire's most desirable villages which is nestled amongst farmland and countryside yet allows for easy access to M1/M6, Rugby and Northampton. The village of West Haddon boasts local amenities to include a local grocery store, a range of public houses, 'All Saints' C of E church, West Haddon primary school, and is also in the catchment for Guilsborough secondary school. NO ONWARD CHAIN.

### **Accommodation Comprises**

Entry via front entrance door into:

#### **Entrance Hall**

Radiator. Archway to kitchen. Connecting door to:

#### **Lounge**

17'7" x 11'10" (5.37m x 3.62m)

Feature fireplace with gas fire, conglomerate hearth and timble mantle. Two radiators. Stairs rising to the first floor landing. Window and door opening to rear garden.

#### **Kitchen**

7'11" x 7'11" (2.42m x 2.42m)

Fitted with a range of base and wall mounted units. Roll top work surface space incorporating a sink and drainer unit with mixer tap. Coordinating part tiled walls. Integrated electric oven and gas hob with extractor hood over. Space and plumbing for a washing machine. Space for an upright fridge/freezer. Window to front aspect.

#### **First Floor Landing**

Access to loft space. Storage cupboard. Connecting doors to:

#### **Bedroom One**

11'10" x 9'10" (3.62m x 3.00m)

Window to rear. Radiator. Built in double wardrobe.

#### **Bedroom Two**

10'10" x 6'9" (3.32m x 2.06m)

Window to front. Radiator. Built in single wardrobe.

#### **Bathroom**

Fitted with a modern white suite to include; panelled bath with mixer shower over, low level w.c., and a pedestal wash hand basin. Fully tiled walls. Frosted window to front elevation.

#### **Front Garden**

Pathway to entrance. Area laid to lawn. Wall to the front boundary.

#### **Rear Garden**

Mainly laid to lawn. Decking area adjacent to the rear of the property. Timber shed. Timber fencing to boundaries. Rear pedestrian gate.

**Allocated Parking**

Two allocated parking spaces.

**Agents Note**

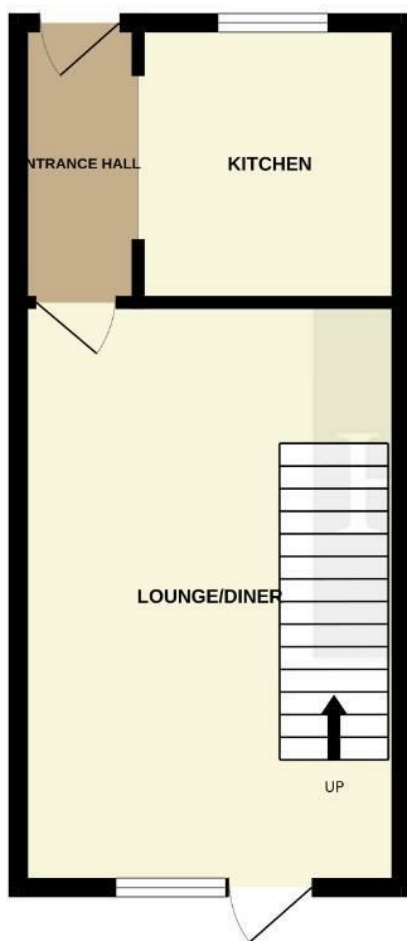
Council Tax Band: B

Energy Efficiency Rating: D

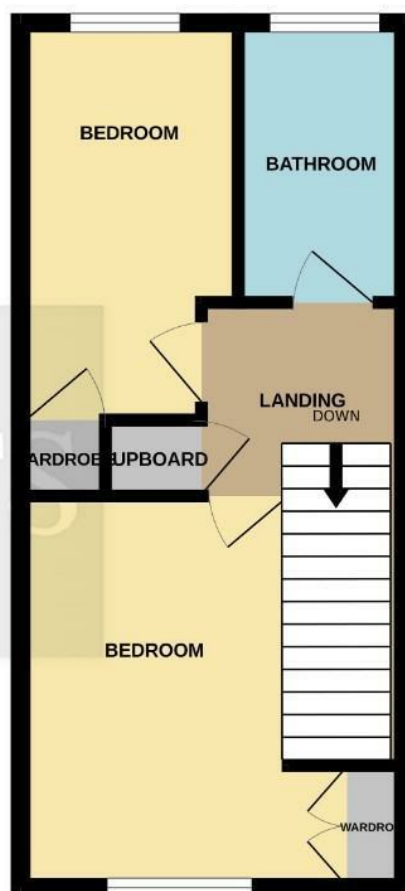




GROUND FLOOR  
301 sq.ft. (28.0 sq.m.) approx.



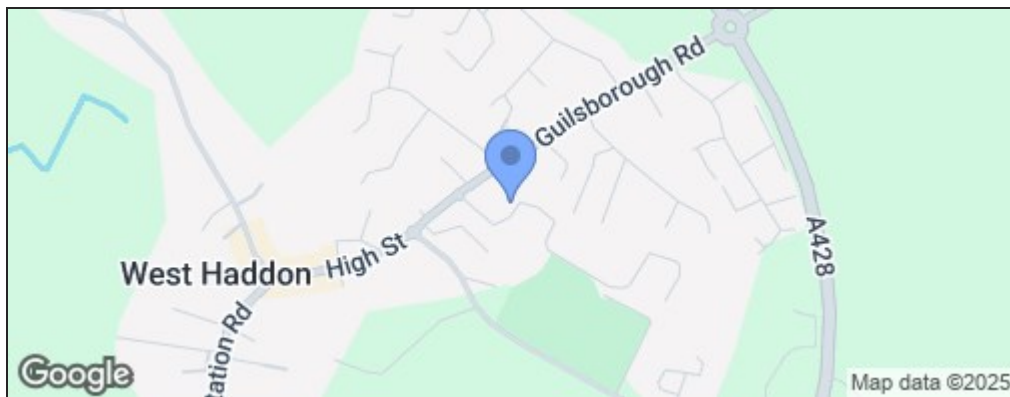
1ST FLOOR  
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (56.0 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                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>82</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>63</b> |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| 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 firms employment has the authority to make or give any representation or warranty in respect of the property.