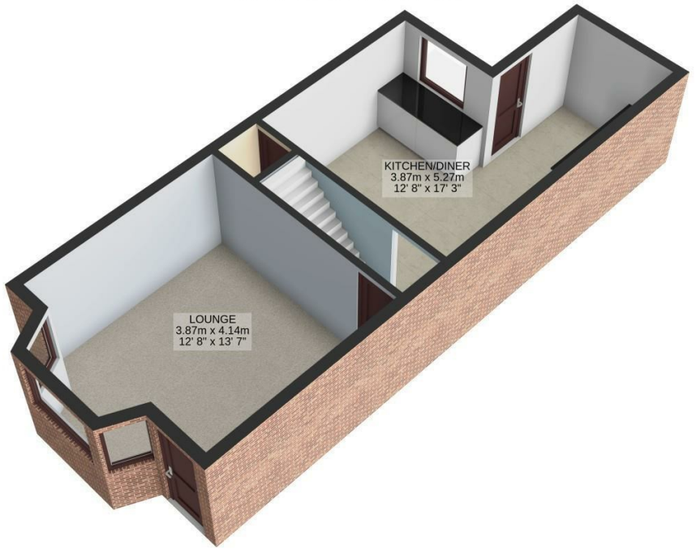
Harrington Road, Desborough NN14 2NH

GROUND FLOOR
34.8 sq.m. (375 sq.ft.) approx.



1ST FLOOR
29.5 sq.m. (318 sq.ft.) approx.

TOTAL FLOOR AREA : 64.3 sq.m. (693 sq.ft.) approx.

Harrington Road, Desborough NN14 2NH

- Two bedrooms
- No Chain
- Double glazed & Gas central heated
- Good size rear garden
- Enclosed front court
- Close to local school and shop

PRICE
£157,950
OFFERS IN EXCESS OF

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressively included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you,please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.

The Property Ombudsman

23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk

SIM&N CO.
ESTATE AGENTS

Harrington Road, Desborough NN14 2NH

PRICE £157,950 FREEHOLD

**IN PERSON AND VIDEO VIEWINGS AVAILABLE ** Offered with NO CHAIN - A bay fronted two double bedroom end of terrace property, ideally located for the school, shops and other local business'. The house is gas central heated and double glazed with other benefits to include an enclosed rear garden. The overall accommodation comprises Lounge and kitchen/dining room and then a first floor landing two bedrooms and bathroom. Outside are an enclosed front court and larger enclosed rear garden.

LOUNGE/SITTING ROOM

13'8" into bay x 12'7" (4.19m into bay x 3.86m)
Radiator, picture rail, bay double glazed window to front

KITCHEN/DINING ROOM

17'4" max x 12'8" (5.30m max x 3.88m)
L-shaped room comprising eye and base level units, plumbing and space for automatic washing machine, cooker point, radiator, door to rear garden, double glazed window to rear.

LANDING

Doors leading to Two Bedrooms and Bathroom

BEDROOM ONE

13'11" x 11'11" (4.26m x 3.65m)
Radiator, picture rail, double glazed window to front.

BEDROOM TWO

10'8" x 7'1" (3.27m x 2.18m)
Radiator, built in wardrobe, double glazed window to rear.

BATHROOM

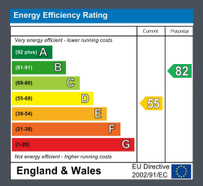
Comprising panel bath, pedestal wash hand basin, low level WC, radiator, double glazed window to front.

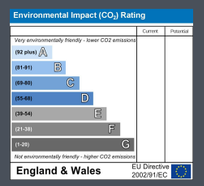
OUTSIDE FRONT

Front court area, leading to front door.

OUTSIDE REAR

Shared pathway with the garden being mostly grassed and Patio area.





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