



25 Brockhill Close, NN15 7DS

- Two bedrooms
- Parking and garage
- Cul-de-Sac position
- SEEKING-BY-TO LET INVESTORS ONLY

PRICE
£195,000

23 High Street, Rothwell
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SIMON & CO.
ESTATE AGENTS

SEEKING-BY-TO LET INVESTORS ONLY **IN PERSON AND VIDEO VIEWINGS AVAILABLE ** for this well presented and tenanted Two bedroom semi-detached bungalow with parking and detached Garages. Gas central heated & Double glazed. Porch, enteral hall, lounge through to Kitchen. Two bedrooms and modern shower room. Front and rear gardens. Particularly pleasant Cul-de-sac position. Approx. floor area 45 sq.m (485 sq.ft). Current Tenant has a long standing AST at £650 pcm

Side Entrance Porch

Via opaque Upvc double glazed panelled door with further glazed door to Main Entrance Hall

Main Entrance Hall

Having double panelled radiator, loft hatch, panelled doors to storage cupboard, Lounge/Sitting Room, Two Bedrooms and Modern Shower Room

Lounge/Sitting Room

13'1" x 9'1" (4m x 2.78m)
Having double glazed window to rear, single panelled radiator, laminated wood block style flooring through to open plan Kitchen

Kitchen Area

8'10" x 6'6" (2.71m x 2m)
Offering a range of high and base level cupboard units with drawer space and work tops, built in oven and four ring electric hob, appliance space including area for fridge and plumbing for automatic washing machine, inset single drainer sink unit with mixer tap, double glazed window to rear and opaque double glazed door to side

Bedroom One

14'5" x into bay x 10'0" max (4.4m x into bay x 3.05m max)
Having double glazed bay window to front, and double panelled radiator

Bedroom Two

9'3" x 7'6" (2.82m x 2.31m)
Having double glazed window to front and radiator

Shower Room

Modern three piece suite comprising close coupled Wc, pedestal wash hand basin and shower cubicle, opaque double glazed window to side and double panelled radiator

Outside Front

To the front there is driveway providing parking for several vehicles including carport area, path to side entrance door and kitchen, open plan grass area, inset and boarded by shrub and rose borders

Outside Rear

The rear garden is thoughtfully designed for low maintenance being mainly paved and gravelled and boarded by timber fencing, brick built shed and detached Garage

Garage

16' x 8' (4.88m x 2.44m)
Having up and over door and personal door and window to garden

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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The Property Ombudsman

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 fittings, or any other fixtures not expressly 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.