

**35 Ryngwell Close
Brixworth
NORTHAMPTON
NN6 9XG**

Guide Price £225,000



- **THREE BEDROOMS**
- **VILLAGE LOCATION**
- **CUL DE SAC LOCATION**
- **GAS CENTRAL HEATING**

- **WEST FACING GARDEN**
- **GARAGE**
- **DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING: D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

This modern terraced house, built by Messrs David Wilson Homes, is located on a private plot facing west in a sought-after cul-de-sac within the desirable Ashway development. The property boasts uPVC double glazing and gas radiator heating.

Upon entering the house, you will find an entrance hall that leads to, the sitting room which offers a comfortable space, and the fitted kitchen with doors opening on to the rear garden. Moving to the first floor, there is a landing area that connects to three well proportioned bedrooms and the family bathroom. Outside the property, the front area features off-road parking and a single integral garage. The rear of the house boasts an enclosed, low maintenance garden, designed to be easily managed while offering considerable privacy.

Ground Floor

Entrance Hall

Approached via entrance door, door to:

Lounge

18'7" x 11'6" (5.68m x 3.51m)

Window to the front aspect, radiator, stairs rising to first floor, door to;

Kitchen

11'6" x 9'6" (3.51m x 2.9m)

Window and door to the rear aspect, fitted kitchen comprising base units with work surfaces over, tiled splash backs, wall units, built in oven and hob with extractor over.

First Floor

Landing

Doors to;

Bedroom One

11'7" x 11'6" (3.54m x 3.51m)

Window to the front, radiator.

Bedroom Two

10'8" x 8'0" (3.26m x 2.44m)

Window to the front, radiator.

Bedroom Three

9'6" x 8'3" (2.9m x 2.53m)

Window to the rear, radiator.

Bathroom

Window to the rear, white suite comprising low level wc, wash hand basin, side panelled bath with shower over, radiator.

Externally

Front Garden

Open plan with driveway providing off road parking and leading to;

Garage

Up and over door, power and light connected, door to garden.

Rear Garden

Fully enclosed mainly laid to lawn with patio area.

Agents Notes

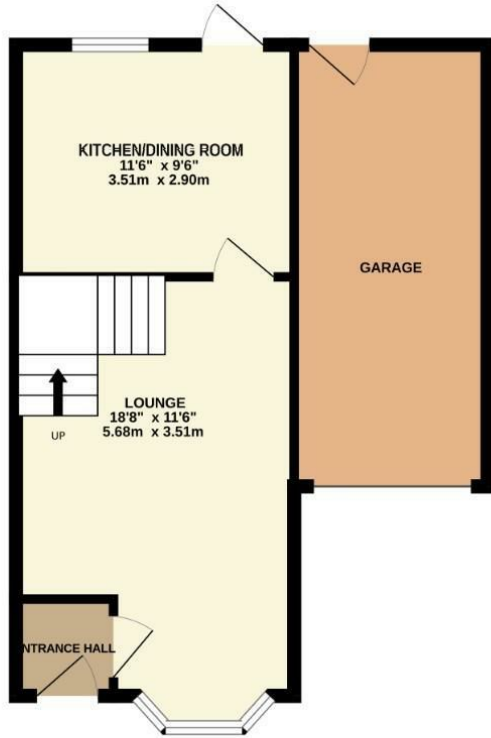
West Northamptonshire Council

Council Tax: C

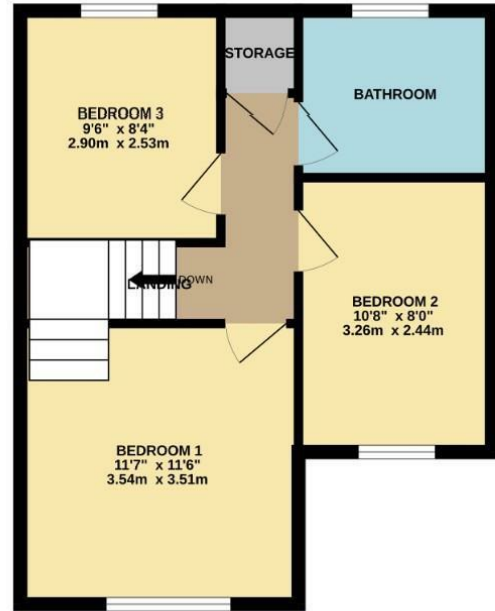
Photos used are when the property was last vacant.



GROUND FLOOR

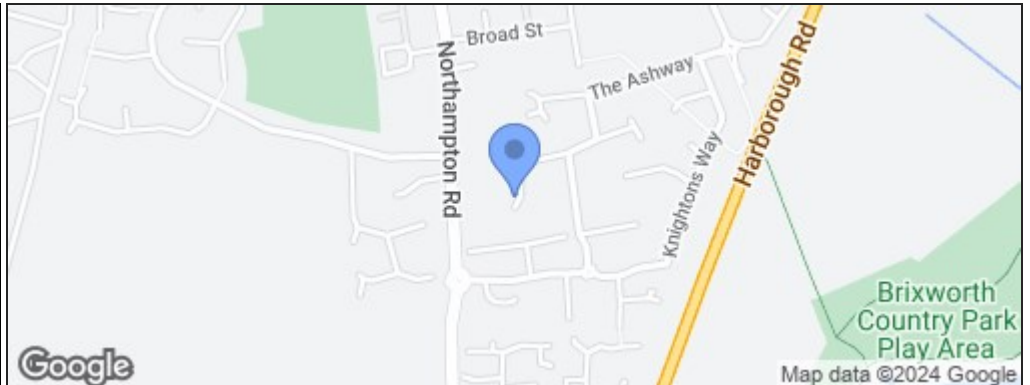


1ST FLOOR



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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	86
(69-80) C	67
(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



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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.