

**19 Cypress Court  
The Arbours  
NORTHAMPTON  
NN3 3RU**

**Offers Over £240,000**



- **THREE BEDROOMS**
- **CONSERVATORY**
- **POPULAR AREA**
- **DOUBLE GLAZING**

- **TWO RECEPTION ROOMS**
- **OFF ROAD PARKING**
- **GAS CENTRAL HEATING**
- **ENERGY EFFICIENCY RATING: D**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

Horts Estate Agents are delighted to present for sale this charming three bedroom mid terraced property located in the sought after area of The Arbours. The accommodation includes an entrance hall leading to a generously sized lounge, a separate dining room, kitchen and a conservatory providing access to the easy to maintain garden. On the first floor, you will find three bedrooms and a family bathroom. Outside there is ample off-road parking at the front, and to the rear a fully enclosed garden designed for low maintenance.

Additionally, this property offers the advantage of gas radiator central heating and double glazing throughout.

## **Ground Floor**

### **Entrance Hall**

Approached via entrance door, window to the side aspect, door to;

### **Lounge**

19'2" x 12'10" (5.85m x 3.92m)

Window to the front aspect, patio doors to the conservatory, TV point, radiator, feature fireplace with insert gas fire, coved ceiling, laminate flooring.

### **Dining Room**

15'10" x 8'1" (4.85m x 2.48m)

Window to the front aspect, feature fireplace, radiator, laminate flooring.

### **Kitchen**

9'6" x 7'10" (2.9m x 2.4m )

Window to the rear aspect, stainless steel sink unit set into a range of base units with work surfaces over, tiled splash backs, wall mounted units, plumbing for washing machine and dishwasher, tiled floor and tiled walls.

### **Conservatory**

9'10" x 7'10" (3m x 2.4m)

Brick and UPVC construction, tiled floor, power and light connected.

## **First Floor**

### **Landing**

Loft access to roof space, doors to;

### **Bedroom One**

12'11" x 12'2" exc wardrobes (3.96m x 3.72m exc wardrobes)

Window to the front aspect, radiator, fitted wardrobes.

### **Bedroom Two**

9'10" x 9'9" (3m x 2.99m)

Window to the rear aspect, built in cupboard, radiator.

### **Bedroom Three**

9'2" x 8'2" (2.8m x 2.51m)

Window to the front aspect, radiator.

### **Bathroom**

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

## **Outside**

### **Front**

Ample off-road parking.

### **Rear Garden**

Fully enclosed low maintenance rear garden, gated rear access. established shrubs.

### **Agents Notes**

West Northamptonshire

Council Tax B

A modern consumer unit was installed in 2021, enhancing the property's electrical infrastructure, while a brand new boiler was installed in 2022, ensuring efficient heating and hot water.

To conform with section 21 of the estate agents act we declare that the owner of this property is related to an employee of Horts Estate Agents.

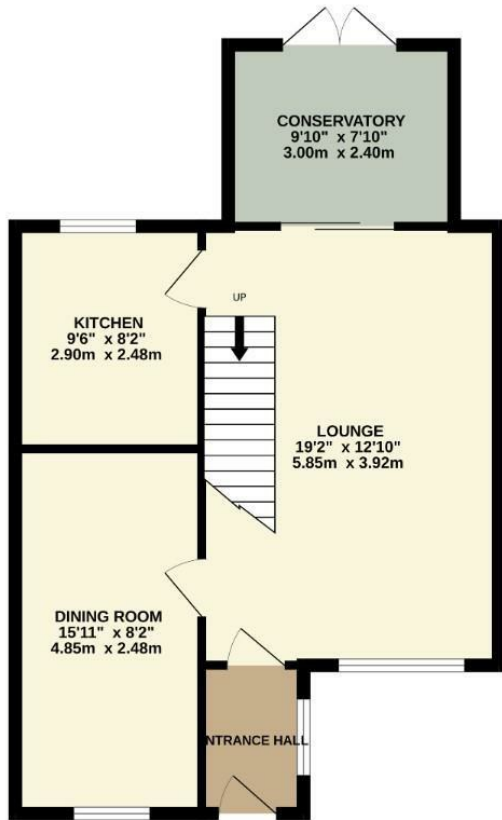




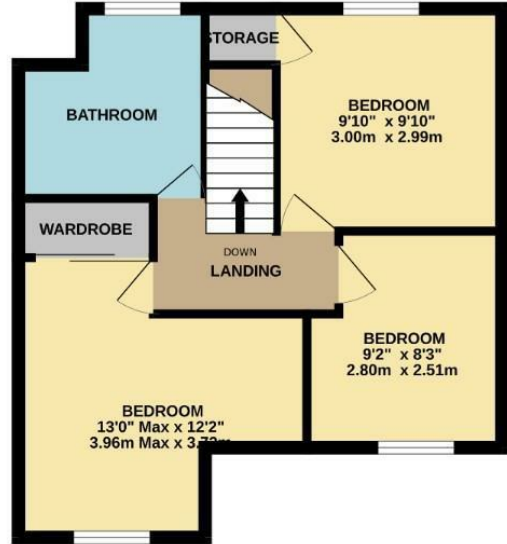




GROUND FLOOR

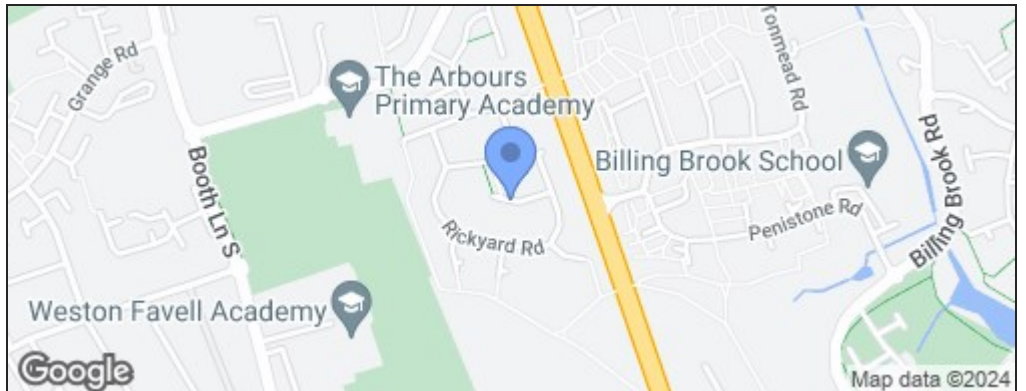


1ST FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.