

**3 Salisbury Street
Semilong
NORTHAMPTON
NN2 6BP**

Asking Price £175,000



- **THREE BEDROOMS**
- **GAS RADIATOR HEATING**
- **NO CHAIN**
- **DOWNSTAIRS BATHROOM**
- **WALKING DISTANCE TO TOWN CENTER**

- **MID TERRACE**
- **UPVC DOUBLE GLAZED**
- **UTILITY ROOM**
- **CLOSE TO TRAIN STATION**
- **ENERGY EFFICIENCY RATING: E**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A Victorian three bedroom mid terrace property located walking distance form Northampton town and Train Station.

The accommodation comprises entrance hall, lounge, dining, kitchen, utility room, bathroom and three bedrooms. The property also benefits uPVC double glazing, gas radiator central heating and small rear garden. No Chain.

Ground Floor

Entrance Hall

Radiator, stairs to first floor landing, door to:

Lounge

10'4" x 9'8" (3.15 x 2.95)

TV point, radiator, uPVC double glazed window to front.

Dining Room

10'10" x 12'5" (3.32 x 3.80)

Feature fireplace, radiator, uPVC double glazed window to rear, door to:

Kitchen

9'1" x 6'6" (2.77 x 2.00)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, tiling above work surface, eye level cupboards, fitted gas hob with extractor fan, electric oven, uPVC double glazed window and door to side.

Utility Room

5'1" x 6'2" (1.55 x 1.90)

Belfast sink unit, base cupboards with worktops above, plumbing for washing machine, uPVC double glazed window to side, door to:

Bathroom

Suite comprising bath unit with shower unit above, hand wash basin, low level w.c, tiled splash backs, cupboard with wall mounted gas boiler, uPVC double glazed window to side.

First Floor

First Floor Landing

Access to loft, doors to:

Bedroom One

12'11" x 9'10" (3.96 x 3.01)

Radiator, uPVC double glazed window to front.

Bedroom Two

10'10" x 6'11" (3.32 x 2.12)

Radiator, uPVC double glazed window to rear.

Bedroom Three

9'1" x 6'3" (2.79 x 1.91)

Radiator, uPVC double glazed window to rear.

Externally

Rear Garden

Small courtyard garden that's mainly laid with timber decking.

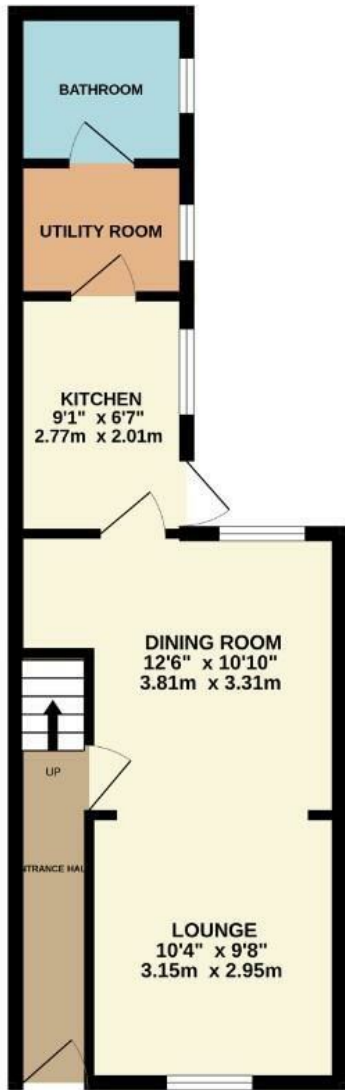
Agents Notes

Local Authority: West Northamptonshire

Council Tax Band: A



GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



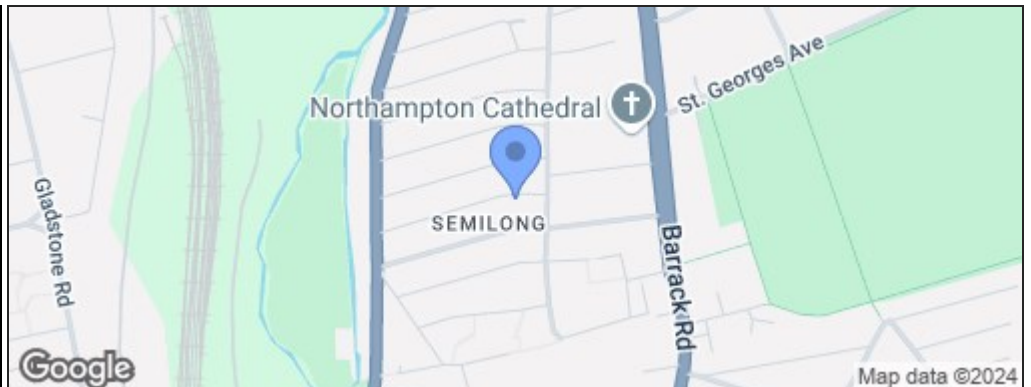
1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.1 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.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		46	
(39-54) E			
(21-38) F			
(1-20) G			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.