

**1 Fawsley Road  
Far Cotton  
NORTHAMPTON  
NN4 8NR**

**£240,000**



- NO CHAIN
- THREE BEDROOMS
- ATTRACTIVE KITCHEN
- POPULAR LOCATION

- SUBSTANTIAL PLOT
- SPACIOUS LOUNGE
- SHOWER ROOM
- ENERGY EFFICIENCY RATING: D

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This beautifully presented three bedroom end of terrace property, situated in the sought after area of Far Cotton, is offered without a chain and boasts a spacious plot. The accommodation comprises; an entrance hall, generous lounge, well appointed kitchen with pantry, shower room, and three ample bedrooms on the first floor. Outside, there's a front garden potentially suitable for off road parking (subject to the necessary consents), while the substantial rear garden offers privacy. Additional features include gas radiator heating and double glazing.

## **Ground Floor**

### **Entrance Porch**

Approached via double doors; door to;

### **Entrance Hall**

Stairs rising to first floor, radiator, doors to;

### **Shower Room**

6'4" x 6'4" (1.94m x 1.94m)

Window to the front aspect, modern suite comprising low level wc, wash hand basin in vanity unit, fully tiled quadrant shower cubicle, half tiled to the remainder, heated towel rail.

### **Lounge**

15'11" x 10'10" (4.87m x 3.31m)

Windows to the front and rear aspects, tiled fireplace, two radiators, picture rail.

### **Kitchen**

10'9" x 7'6" (3.3m x 2.31m )

Window to the rear aspect, sink unit set into a range of base units, work surfaces over, tiled splash backs, matching wall mounted units, plumbing for washing machine, walk in pantry, under stairs storage cupboard, door leading to the rear garden, tiled floor.

## **First Floor**

### **Landing**

Storage cupboard, doors to;

### **Bedroom One**

15'11" x 10'10" (4.87m x 3.31m)

Windows to the front and rear aspects, two radiators, a range of fitted wardrobes and storage cupboards.

### **Bedroom Two**

9'10" x 7'6" (3.0m x 2.29m)

Window to the rear aspect, radiator.

### **Bedroom Three**

10'9" x 6'5" (3.3m x 1.97)

Two windows to the front aspect, radiator.

## **Externally**

### **Front Garden**

Enclosed garden which potentially could offer road parking (subject to the necessary consents).

**Rear Garden**

Substantially fully enclosed rear garden, planted with a variety of flowers and shrubs, decked and paved patio areas, gated side access. the adjoining property has pedestrian access.

**Agents Notes**

West Northamptonshire Council

Council Tax Band: B

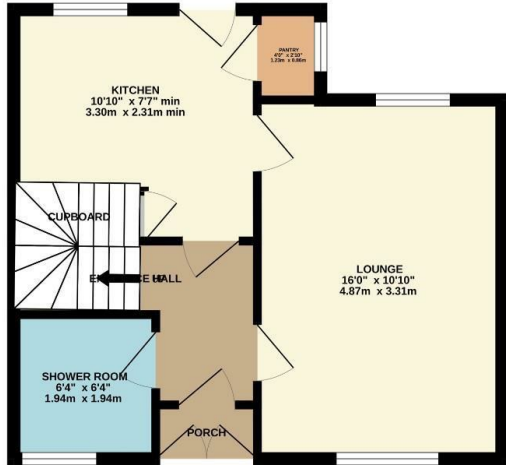




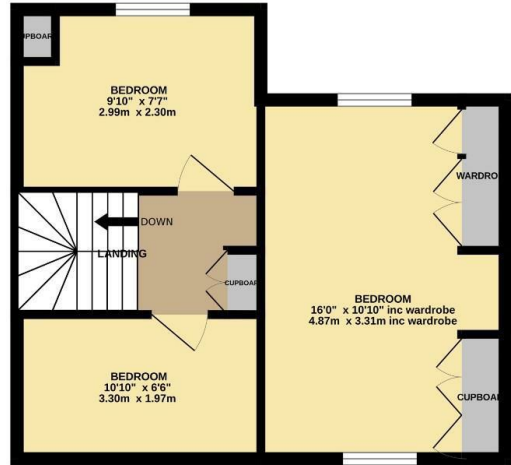




GROUND FLOOR

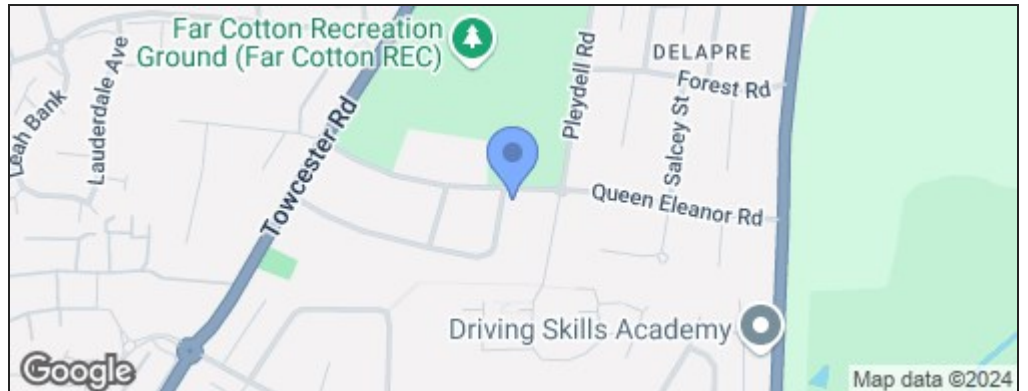


1ST FLOOR



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>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</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	



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