

**8 Allebone Road  
Earls Barton  
NORTHAMPTON  
NN6 0PD**

**£425,000**



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## **Ground Floor**

### **Entrance Hallway**

### **Downstairs Cloakroom**

### **Living Room**

### **Kitchen/Breakfast Room**

### **Garden Room**

11'3" x 9'9" (3.43 x 2.98)

Garden room overlooking the rear gardens

### **Study**

Study area with a radiator. Door to;

### **Utility Area**

Workspaces and plumbing for washing machine/tumble dryer. Double glazed door to rear garden.

### **Wet Room**

Three piece suite with a WC, wash basin housed in a vanity unit and a walk in shower cubicle. Radiator.

### **Bedroom Three**

### **First Floor**

### **First Floor Landing**

### **Bedroom One**

### **Bedroom Two**

### **Bedroom Three**

### **Bedroom Four**

### **Family Bathroom**

### **Externally**

### **Front Garden/Parking**

### **Rear Garden**

### **Local Information**

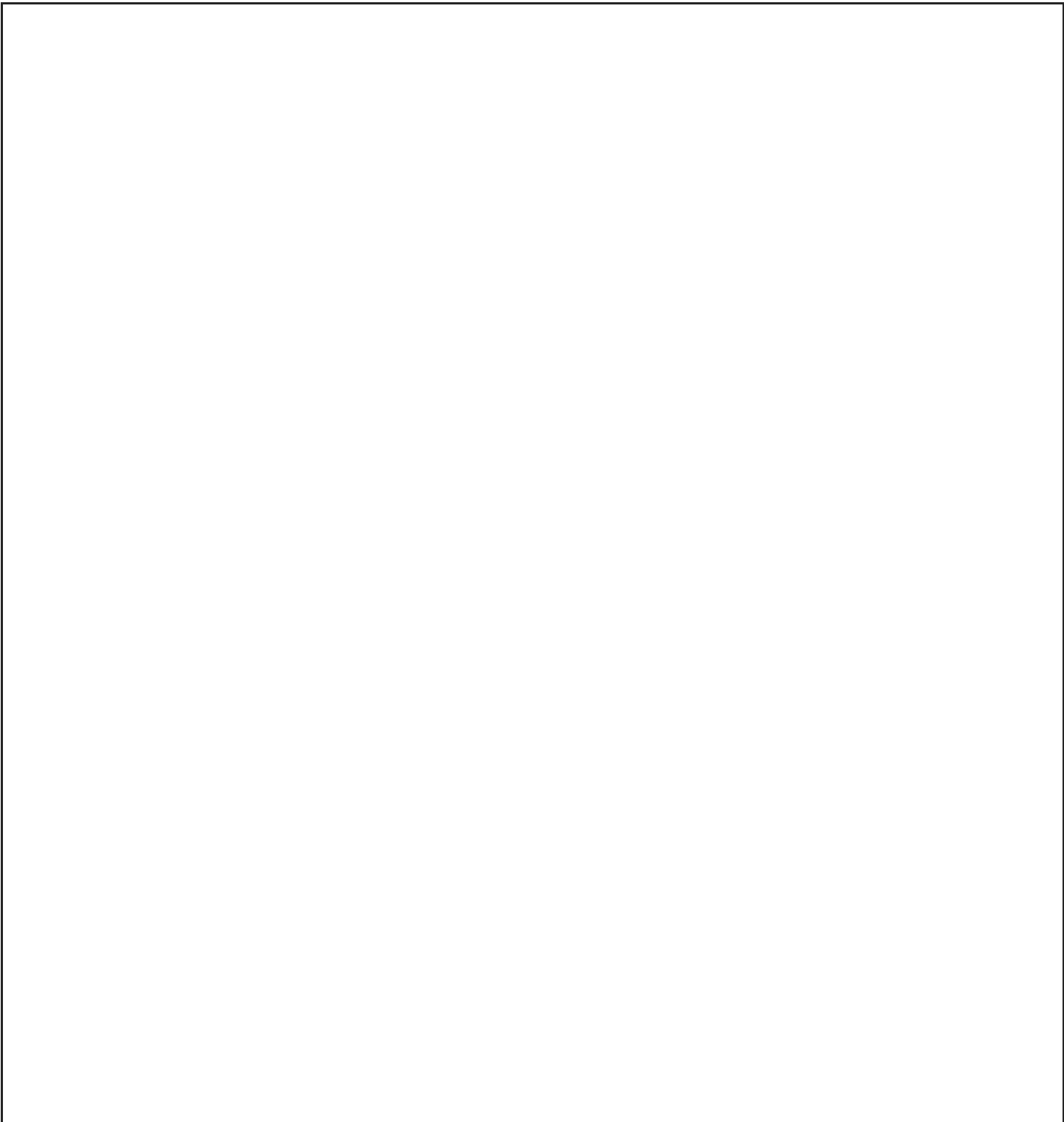
### **Earls Barton**

### **Agents Notes**

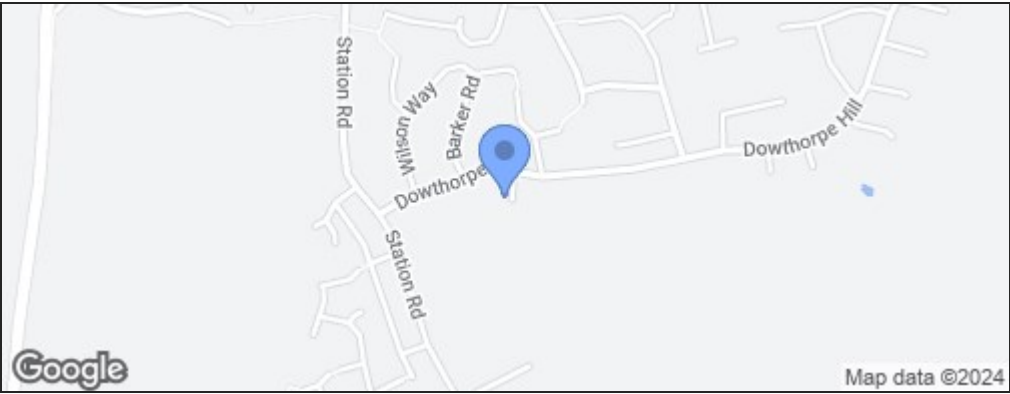
### **Council Tax Information**







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.