

**35 Walmer Close
St Crispin
NORTHAMPTON
NN5 4WL**

£260,000



- END OF TERRACE
- EN-SUITE SHOWER ROOM
- DOWNSTAIRS W.C.
- UPVC WINDOWS
- NO CHAIN

- THREE BEDROOMS
- GARDENS
- RADIATOR HEATING
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING: B

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PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom end of terrace home located on the west side of Northampton town and offering easy access to the M1 motorway.

The accommodation comprises entrance hall, lounge, kitchen/dining room, cloakroom, master bedroom with, en-suite shower room, two further bedrooms and further family bathroom. Externally there is block paved parking for two cars and front and rear gardens. No Chain.

Entrance hall

Entry through hardwood partly glazed door, radiator with decorative surround, Amtico tiled floor, stairs to first floor.

Cloakroom

Pedestal wash hand basin, tiled splash backs, closed coupled W.C, tiled floor, single radiator, frosted window to front elevation.

Lounge

14'2" x 12'1" (4.32 x 3.70)

Single radiator, T.V point, telephone point, understairs storage cupboard, uPVC window to front elevation.

Kitchen/ Dining room

15'3" x 8'9" (4.67 x 2.67)

Fitted with cream coloured base and wall mounted cupboards, inset one and a half bowl single drainer sink unit, built in electric oven, inset electric hob with stainless steel extractor fan over, space for tall standing fridge/ freezer, integrated dishwasher, integrated washer/ dryer, single panel radiator, cupboard housing gas fired central heating boiler, uPVC window and French doors to rear garden.

First floor landing

Access to loft area, cupboard with clothes hanging rail and drawers.

Bedroom One

12'4" x 9'5" (3.77 x 2.88)

Single radiator, uPVC window to front elevation, bulk head storage cupboard.

Ensuite

Single shower cubicle, pedestal wash hand basin with tiled splash back, closed coupled W.C, laminate flooring, heated chrome towel rail, uPVC frosted window to front elevation.

Bedroom Two

9'2" x 7'6" (2.81 x 2.30)

Single radiator, uPVC window overlooking rear garden.

Bedroom Three

7'7" x 5'9" (2.32 x 1.77)

Single radiator, uPVC window to rear elevation.

Bathroom

A three piece suite of panelled bath with half tiled surround, pedestal wash hand basin with tiled splash back, closed coupled W.C, heated chrome towel rail, Amtico floor, uPVC frosted window to side elevation.

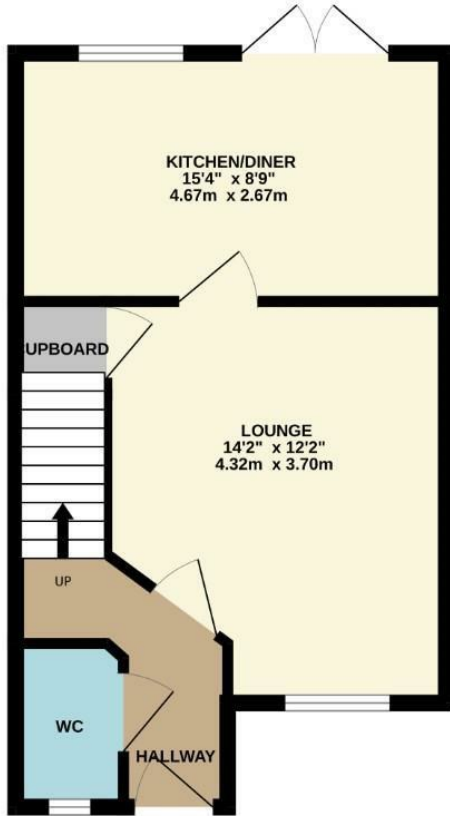
Front Garden

Small slated area with a blocked paved driveway to the side offering parking for two vehicles.

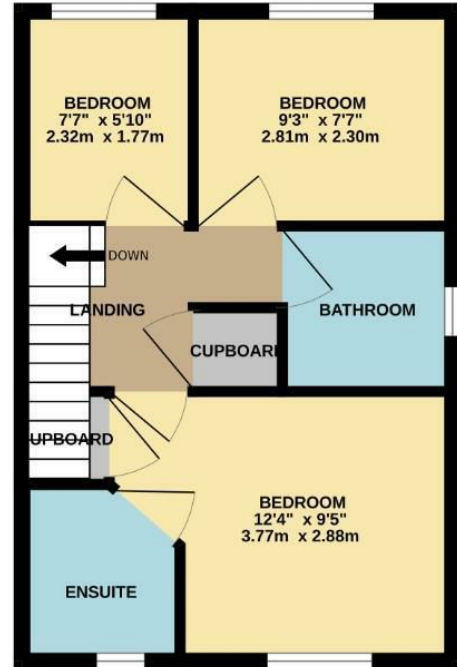
Rear Garden

Paved patio area onto lawn, steps leading to timber panel tool shed, the rear garden is fully enclosed by fencing and has gated side pedestrian access.

GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.

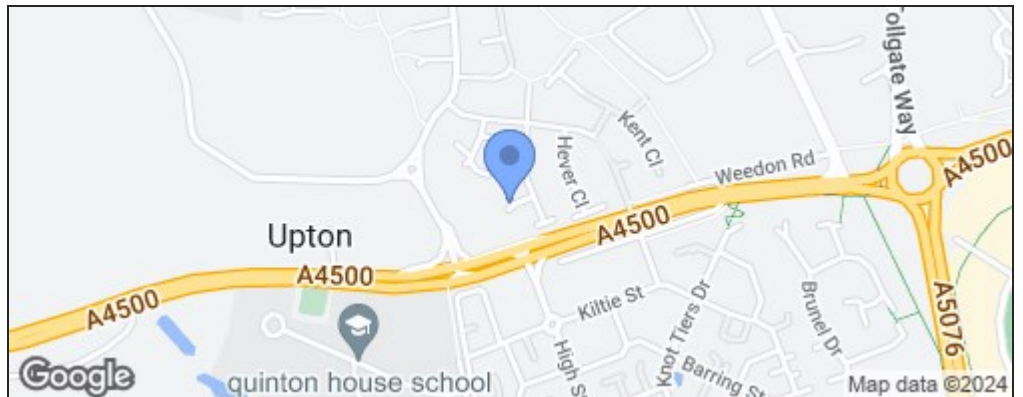


1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.3 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.
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	96
(92 plus) A	83
(81-91) B	
(69-80) C	
(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.