

**16 Friars Avenue  
Delapre  
NORTHAMPTON  
NN4 8PY  
£270,000**



- **THREE BEDROOMS**
- **POPULAR LOCATION**
- **OFF ROAD PARKING**
- **KITCHEN/DINER**

- **SEMI DETACHED**
- **CLOSE TO TOWN CENTRE**
- **CLOSE TO MAJOR ROAD AND RAIL LINKS**
- **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 are delighted to offer to market this lovely three bedroom semi detached home in the sought after area of Delapre, Northamptonshire. Offering a living room, kitchen/diner, downstairs cloakroom to the ground floor with three bedrooms and a modern bathroom to the first floor. There is also off road parking to the front and a good size rear garden. Viewing is highly recommended.

## **Ground Floor**

### **Entrance Porch**

Enter via a storm porch

### **Entrance Hallway**

Enter via a UPVC double glazed front door into the entrance hallway with stairs rising to the first floor. Under stairs storage and a single radiator. Door to;

### **Living Room**

13'8" x 10'11" (4.18 x 3.35)

A double glazed bay window to the front aspect with a double radiator and built-in alcoves.

### **Kitchen/Dining Room**

17'2" x 11'6" (5.24 x 3.52)

A range of floor and eyelevel units with matching worktops and complementary splashbacks. Single bowl inset sink with drainer and mixer taps. Built in appliances to include a gas hob, electric oven and dishwasher with plumbing for washing machine. Radiator and double glazed window to the rear aspect with double glazed French doors leading to the rear garden.

### **Downstairs Cloakroom**

Two piece suite comprising a WC and wash basin. Double glazed window to the side aspect.

## **First Floor**

### **First Floor Landing**

Double glazed window to the side aspect and loft access.

### **Bedroom One**

13'8" x 10'11" (4.17 x 3.34)

A double glazed bay window to the front aspect and a double radiator.

### **Bedroom Two**

10'11" x 10'10" (3.33 x 3.31)

A double glazed window to the rear aspect and a radiator.

### **Bedroom Three**

7'1" x 5'10" (2.18 x 1.80)

A double glazed window to the front aspect and a radiator.

### **Family Bathroom**

A three piece modern suite composing a WC, wash basin housed in a storage cabinet and a bath with shower over and shower screen. Complementary brick affect tiling to water sensitive areas. Upright chrome radiator with double glazed obscure window to the rear aspect and a built-in storage covered housing the central heating boiler.

## **Externally**

### **Front Garden and Parking**

Block paved front garden with parking for at least two cars.

### **Rear Garden**

Enclosed rear garden mainly laid to lawn with two patio areas and a brick built outhouse. Gated side access.

### **Agents Notes**

#### **Local Information**

Delapre, Northampton, is a historic area blending picturesque landscapes with cultural heritage. Its centrepiece is Delapre Abbey, a former monastery turned mansion surrounded by lush gardens. The site offers visitors a serene escape steeped in history and natural beauty. Delapre is also close to Northampton town centre and handy for major road networks and Northampton railway station.

#### **Council Tax Information**

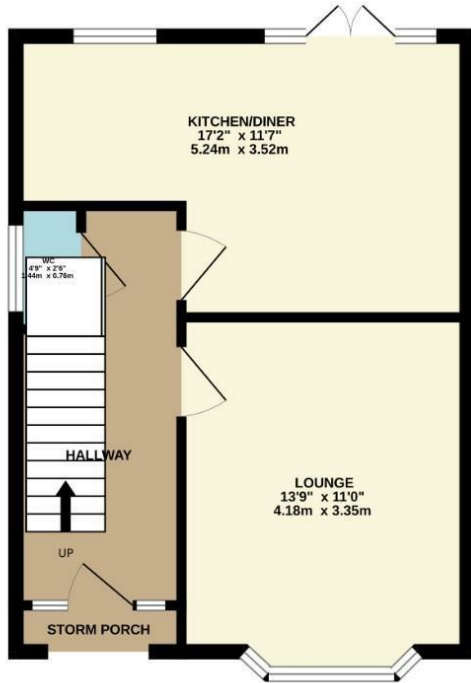
Local Authority: Northamptonshire

Council Tax Band: B

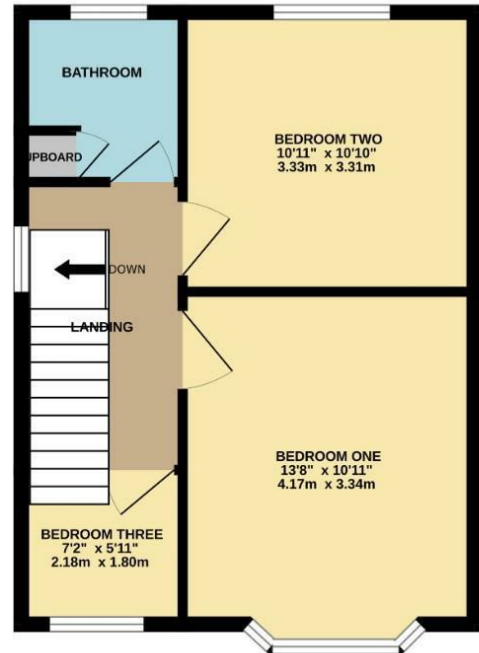




GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



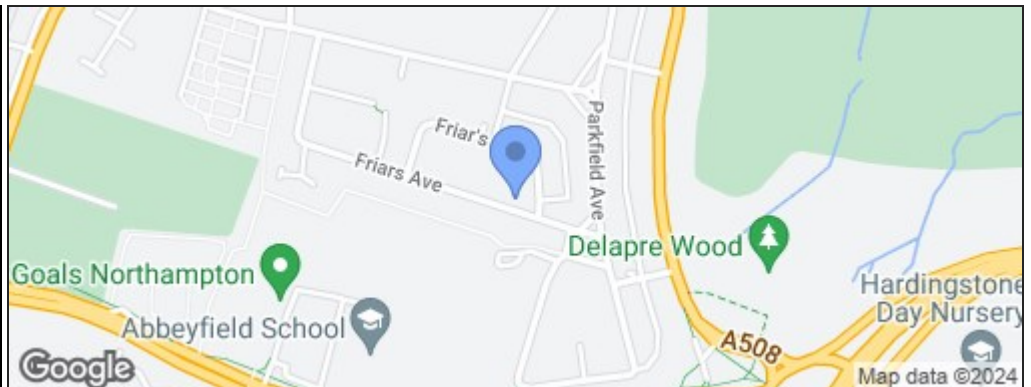
1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.4 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 ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
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.