

**33 Millside Close  
Kingsthorpe  
NORTHAMPTON  
NN2 7TR**

**£240,000**



- SEMI-DETACHED
- LOUNGE / DINER
- GAS CENTRAL HEATING
- DRIVEWAY AND GARAGE

- TWO BEDROOMS
- UPVC DOUBLE GLAZING
- GOOD CONDITION
- ENERGY EFFICIENCY RATING : C

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A two bedroom semi detached property, offered in excellent condition in this sought area area of Kingsthorpe. With accommodation comprising in brief; entrance hall, lounge/diner, kitchen, two bedrooms, and a bathroom. The property also benefits from UPVC double glazing, gas central heating, front and rear gardens, off road parking, and a garage.

### **Entrance Hall**

Enter via composite door, stairs rising to first floor, wooden laminate flooring, radiator.

### **Kitchen**

8'11" x 5'6" (2.72 x 1.69)

UPVC window to front aspect, a range of wall and base units with roll top work surfaces, integrated oven and hob, space for various appliances, wall mounted boiler, complementary tiling.

### **Lounge / Diner**

14'10" reducing to 14'2" x 11'8" (4.53 reducing to 4.33 x 3.56)

UPVC French doors leading to rear garden, under stairs storage, wooden laminate flooring, radiator.

### **First Floor Landing**

Loft access.

### **Bedroom One**

11'8" x 8'1" (3.57 x 2.48)

UPVC window to rear aspect, fitted wardrobe space, radiator.

### **Bedroom Two**

11'7" x 8'2" (3.55 x 2.49)

UPVC window to front aspect, fitted wardrobe, cupboard housing hot water tank, radiator.

### **Bathroom**

6'6" x 5'6" (2.00 x 1.70)

Obscure UPVC window to side aspect, bath unit with shower over, low level wc, pedestal wash hand basin, complementary tiling, radiator.

### **Front Garden**

Lawn area, driveway offering off road parking.

### **Rear Garden**

Patio and lawn areas, various flowers and shrubs, enclosed by wooden fencing, rear garage access.

### **Garage**

Up and over door.

### **Agents Note**

West Northamptonshire Council

Council Tax: B

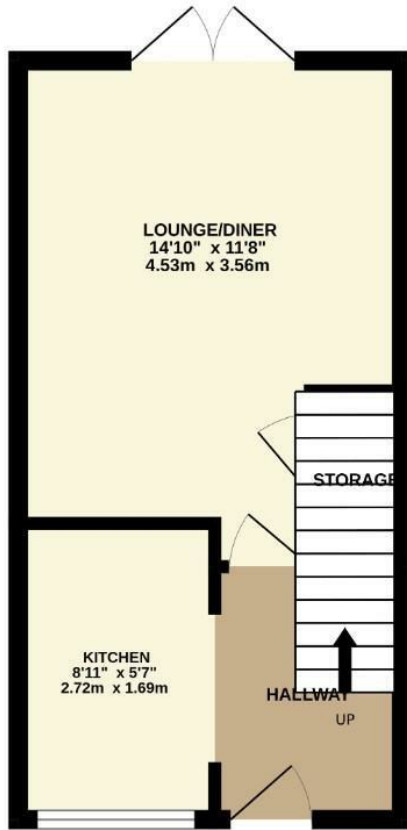




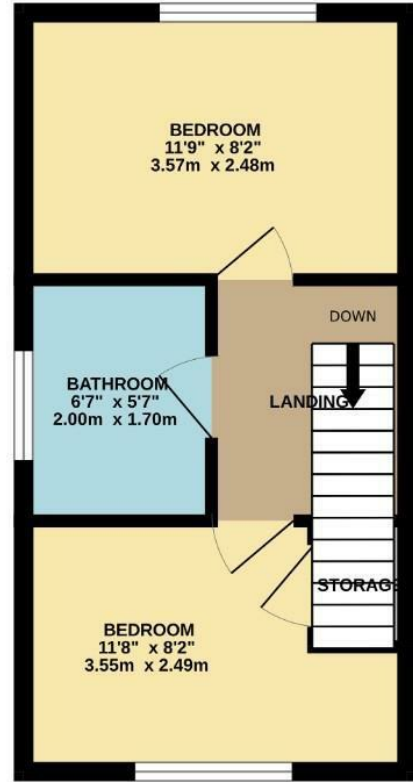




GROUND FLOOR  
266 sq.ft. (24.7 sq.m.) approx.



1ST FLOOR  
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 531 sq.ft. (49.3 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>		<b>76</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>			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.