

42 Spencer Bridge Road

St James

NORTHAMPTON

NN5 5EZ

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A single bay fronted mid terrace property, offered with no chain, The accommodation comprises in brief: entrance hall, three separate reception rooms and a kitchen to the ground floor. The first floor comprises of three bedrooms and bathroom. Additional benefits include front and rear garden, gas to radiator central heating and double glazing.

Ground Floor

Entrance Hall

Entry gained via UPVC composite door, stairs rising to first floor, radiator.

Lounge

14'8" x 10'7" (4.49 x 3.23)

Double glazed bay window to front aspect, meter cupboards, radiator.

Dining Room

9'6" x 12'2" (2.90 x 3.72)

Double glazed window to rear aspect, radiator.

Breakfast Room

8'10" x 10'11" (2.71 x 3.35)

Double glazed window to side aspect, understairs storage cupboard, radiator.

Kitchen

8'9" x 11'5" (2.68 x 3.50)

Double glazed windows to side and rear aspect, door to rear garden, fitted with a range of wall and base units, roll edge work surfaces, stainless steel sink and drainer, radiator, complimentary tiling.

First Floor

Landing

Loft access, cupboard.

Bedroom One

12'2" x 14'0" (3.73 x 4.29)

Two double glazed windows to front aspect, radiator, feature cast iron fireplace.

Bedroom Two

12'3" x 9'6" (3.75 x 2.91)

Double glazed window to rear, radiator.

Bathroom

Frosted double glazed window to side aspect, wooden panel bath with shower over, complimentary tiling, low level W/C, pedestal wash hand basin.

Bedroom Three

9'0" x 7'8" (2.75 x 2.36)

Double glazed window to rear aspect, radiator.

Externally

Front Garden

Enclosed by dwarf brick wall.

Rear Garden

Enclosed by wooden panel fencing, gated rear access, patio and lawn areas.

Agents Notes

Local Authority: West Northamptonshire

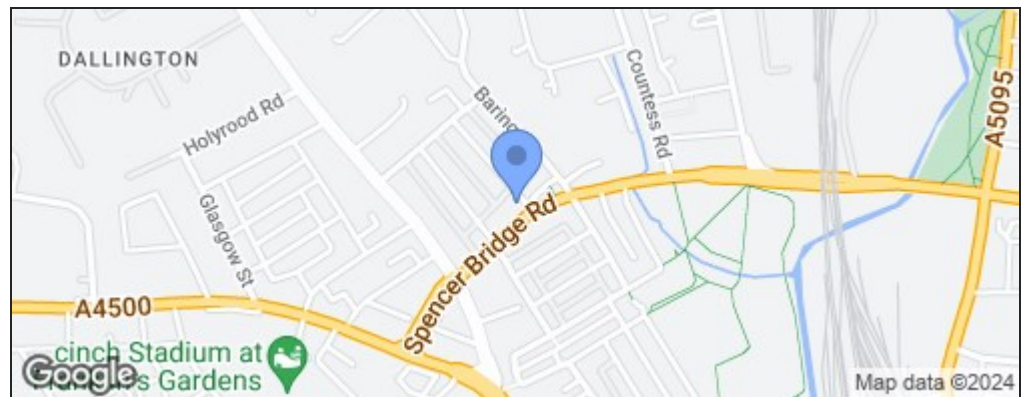
Council Tax Band: B







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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			
England & Wales	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.