

**178 Milton Street North  
Northampton  
NORTHAMPTONSHIRE  
NN2 7DD**

**£850 Per Month**



- **TWO BEDROOM BUNGALOW**
- **MODERN KITCHEN**
- **RADIATOR HEATING**
- **COUNCIL TAX BAND: B**

- **AVAILABLE EARLY JULY**
- **MODERN BATHROOM**
- **DOUBLE GLAZED**
- **ENERGY EFFICIENCY RATING: C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\*Available Early July\*\*** A modernised two bedroom semi-detached bungalow located within easy walking distance to shops. Kitchen with fitted appliances, white bathroom suite with shower, UPVC double glazing and radiator heating. The property comprises in brief of entrance hall, lounge, two bedrooms, kitchen and bathroom. Externally there are good sized lawn gardens to both the front and rear. **\*\*Unfurnished. Sorry, no pets\*\***

### **Entrance Hall**

Entry through partly glazed UPVC door, radiator, access to loft area.

### **Lounge**

16'8" x 9'11" (5.10 x 3.03)

Wood fireplace with recess's to side of chimney breast, TV Ariel point, radiator, bay window to front elevation.

### **Kitchen**

8'5" x 6'9" (2.57 x 2.08)

Refitted in cream base and wall mounted cupboards with wood grain effect work surface space, inset single drainer stainless steel sink unit, electric oven, inset gas hob. Built in washing machine and fridge, half tiling, laminate flooring, radiator, gas fire central heating boiler, spotlights, window to rear elevation, partly glazed hardwood door to rear garden.

### **Bedroom One**

12'0" x 9'2" (3.68 x 2.80)

Radiator, window to rear aspect.

### **Bedroom Two**

9'4" x 7'8" (2.87 x 2.36)

Cupboard housing electric meter, radiator, window to front elevation.

### **Bathroom**

Refitted white suite of panel bath with electric shower and screen, pedestal wash hand basin, closed couple W.C, full height tiling to bath area, mirror cabinet, radiator, frosted window to side elevation.

### **Externally**

#### **Front Garden**

Good sized lawn with flower and shrub beds. The front is fully enclosed by timber panel fencing with gated access.

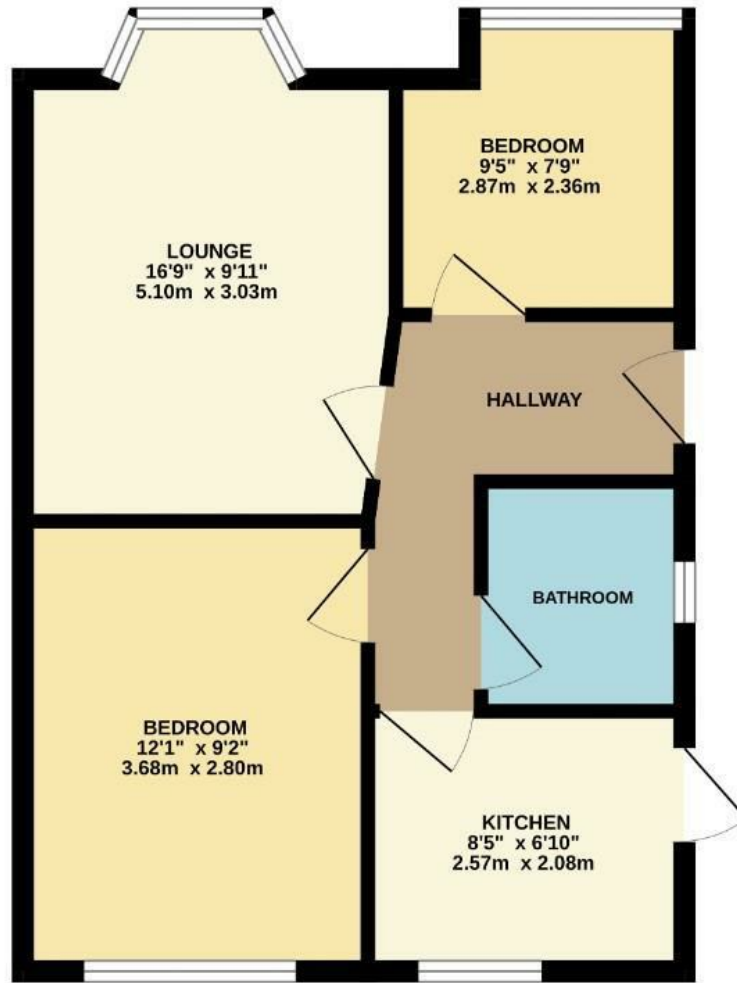
#### **Rear Garden**

Large lawn enclosed by timber panel fencing, large timber shed with light and power connected.

### **Agents Notes**

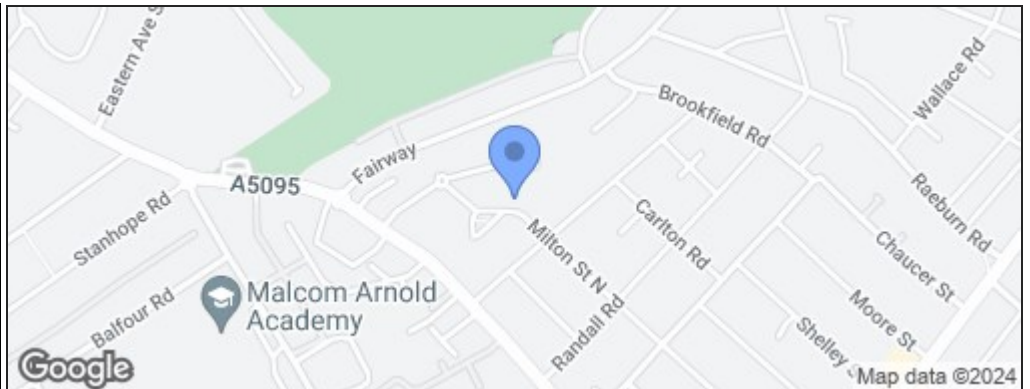
Council tax band: B

GROUND FLOOR



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>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</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.