

**47 Jenner Crescent
Kingsthorpe
NORTHAMPTON
NN2 8NB**

£234,950



- **TWO BEDROOMS**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING: D**

- **END OF TERRACE**
- **GAS TO RADIATOR CENTRAL HEATING**
- **FRONT AND REAR GARDENS**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to Jenner Crescent, Northampton! This charming property is a delightful two-bedroom end of terrace located in a sought-after area. The house is well presented and boasts a good size garden, perfect for enjoying those sunny British afternoons. With the convenience of off-road parking, this property offers both comfort and practicality. Don't miss the opportunity to make this lovely house your new home!

Ground Floor

Entrance Hall

Door to:

Kitchen

11'8" x 8'5" (3.57 x 2.59)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, fitted electric hob with extractor above, fitted electric oven, plumbing for automatic washing machine, UPVC double glazed window to front, vinyl flooring.

Lounge/Dining Room

16'0" x 11'9" (4.89 x 3.60)

TV point, radiator, stairs leading to first floor, vinyl flooring, UPVC double glazed French doors to rear.

First Floor

Landing

Built in cupboard, access to loft, doors to:

Bedroom One

11'10" x 10'9" (3.63 x 3.28)

Built in wardrobe, radiator, UPVC double glazed window to rear.

Bedroom Two

14'1" x 6'7" (4.30 x 2.03)

Radiator, UPVC double glazed window to front.

Bathroom

Suite comprising bath unit with shower unit above, hand wash basin, low level W/C, tiled splash areas, radiator, UPVC double glazed window to front.

Externally

Front Garden

Area laid to lawn, driveway with off road parking for two cars.

Rear Garden

Paved patio area leading to lawn, flower and shrub borders, side timber gate.

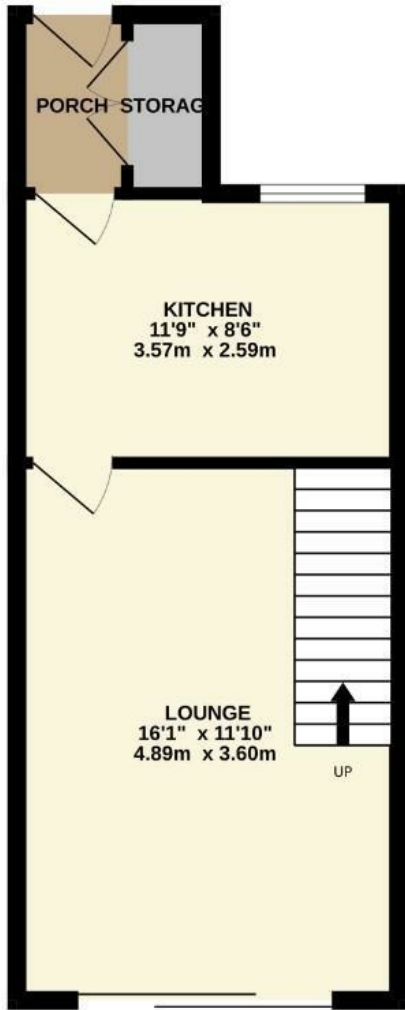
Agents Notes

Local Authority: West Northamptonshire

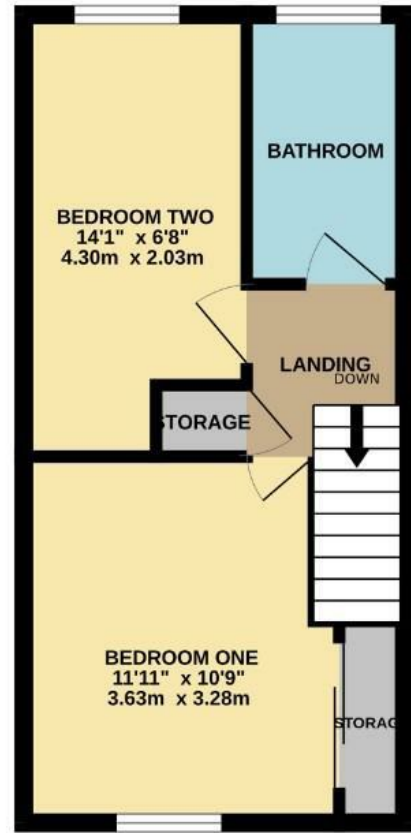
Council Tax Band: B



GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



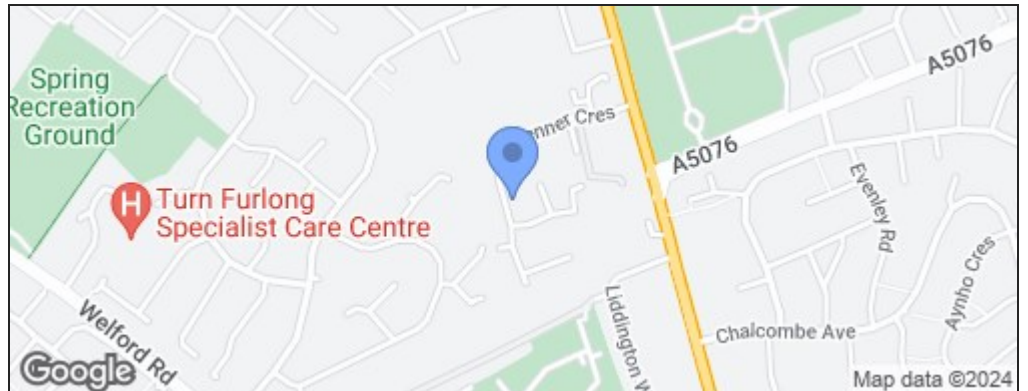
1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.