

**32 Craven Street
The Mounts
NORTHAMPTON
NN1 3EZ**

£169,995



- **VICTORIAN**
- **MID TERRACE**
- **GAS RADIATOR CENTRAL HEATING**
- **NO CHAIN**
- **WALKING DISTANCE TO TRAIN STATION**

- **TWO BEDROOMS**
- **PART UPVC DOUBLE GLAZING**
- **COURTYARD REAR GARDEN**
- **CLOSE TO TOWN CENTRE**
- **ENERGY EFFICIENCY RATING: E**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A victoria two bedroom, mid terrace property situated close to Northampton Town Centre and a short walk from Northampton Train Station. The accommodation comprises; entrance hall, lounge/dining room, kitchen, two bedrooms and bathroom. Additional benefits include part UPVC double glazing, gas radiator central heating and courtyard rear garden. No Chain.

Ground Floor

Entrance Hall

Radiator, stairs leading to first floor landing, door to;

Lounge/Dining Room

23'1" x 10'10" (7.05 x 3.32)

Feature fire place, radiator, UPVC double glazed window to front, single glazed window to rear, door to:

Kitchen

9'5" x 6'10" (2.88 x 2.10)

Fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, built in gas hob and electric oven, plumbing for automatic washing machine, radiator, understairs storage cupboard, UPVC double glazed window to side, door to side, wall mounted gas fired boiler.

First Floor

Landing

Loft access, doors to:

Bedroom One

13'9" x 10'6" (4.21 x 3.21)

Radiator, UPVC double glazed window to front.

Bedroom Two

11'8" x 8'5" (3.56 x 2.57)

Radiator, single glazed window to rear.

Bathroom

Modern suite comprising bath unit with shower unit above, hand wash basin, low level W/C, tiled splash areas, radiator, window to rear.

Externally

Rear Garden

Paved and patio courtyard rear garden.

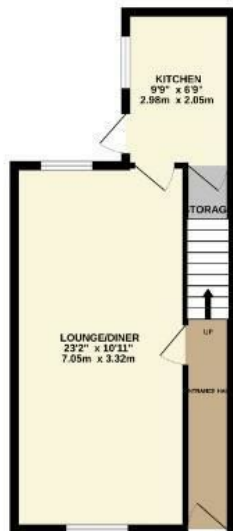
Agents Notes

Local Authority: West Northamptonshire

Council Tax Band: A



GROUND FLOOR
355 sq ft (32.6 sq m.) approx.



FIRST FLOOR
325 sq ft (30.1 sq m.) approx.

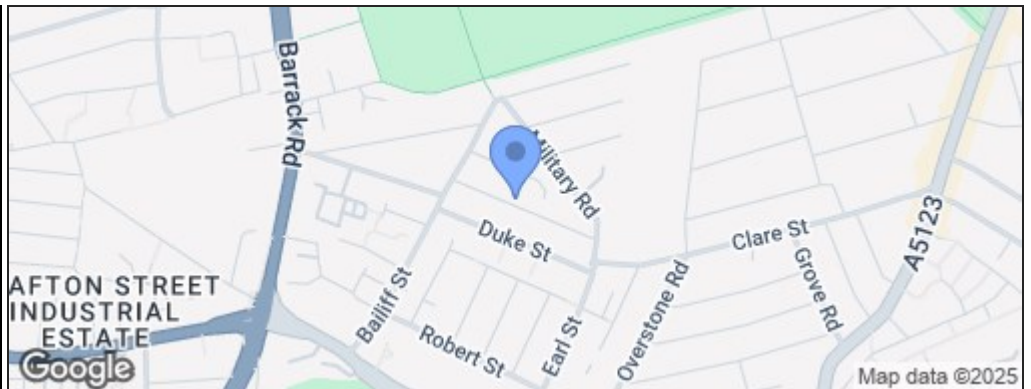


TOTAL FLOOR AREA : 770 sq.ft. (71.5 sq.m.) approx.

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) A		84
(81-91) B		
(69-80) C		
(55-68) D	51	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.