

**29 Archangel Square  
Camp Hill  
NORTHAMPTON  
NN4 9RA**

**£220,000**



- **THREE BEDROOMS**
- **DOWNSTAIRS CLOAKROOM**
- **CONSERVATORY**
- **GAS RADIATOR HEATING**
- **LOCAL AMENITIES**

- **CUL-DE-SAC LOCATION**
- **KITCHEN / DINER**
- **ENCLOSED REAR GARDEN**
- **DOUBLE GLAZING**
- **ENERGY RATING: C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Sold with or without Tenants in situ offering a 5.5% yield. Nestled in a quiet cul-de-sac within easy reach of local amenities, this inviting family home offers comfortable living spaces. The ground floor features an entrance hall, a convenient cloakroom, a dual-aspect lounge, a spacious kitchen/diner, and a bright conservatory. Upstairs, you'll find three bedrooms and a family bathroom. The property is enhanced by gardens at both the front and rear. Additional benefits include uPVC double glazing and gas radiator heating.

## **Ground Floor**

### **Entrance Hall**

Enter via double glazed door, doors to lounge and kitchen/diner, understairs storage cupboard, door to cloakroom.

### **Cloakroom**

Low level W/C, mounted sink, obscured window to front aspect, tiled splash backs.

### **Lounge**

17'8" x 10'5" (5.41 x 3.18)

Window to front aspect, sliding patio doors to conservatory.

### **Kitchen/Diner**

18'1". x 9'5" (5.53. x 2.89)

Fitted with a range of wall and base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, built in electric oven, gas hob with extractor hood over, space for washing machine, space for dishwasher, space for fridge/freezer, tiled flooring, tiled splashbacks, window to front aspect, window to rear aspect, door leading to rear lobby.

### **Rear Lobby**

Built in storage cupboard, stairs rising to first floor, door leading to conservatory.

## **Conservatory**

## **First Floor**

### **Landing**

Built in storage cupboard, airing cupboard, doors to all rooms.

### **Bedroom One**

13'3" x 9'5" (4.06 x 2.89)

Window to rear aspect.

### **Bedroom Two**

9'4" x 11'5" (2.86 x 3.49)

Window to rear aspect, built in storage cupboard.

### **Bedroom Three**

7'10" x 8'9" (2.39 x 2.67)

Window to front aspect.

## **Bathroom**

Fitted with a three piece suite comprising low level W/C, vanity unit with in set sink, panelled bath with fitted shower over, obscure window to rear aspect, tiled splash backs.

## **Externally**

**Rear Garden**

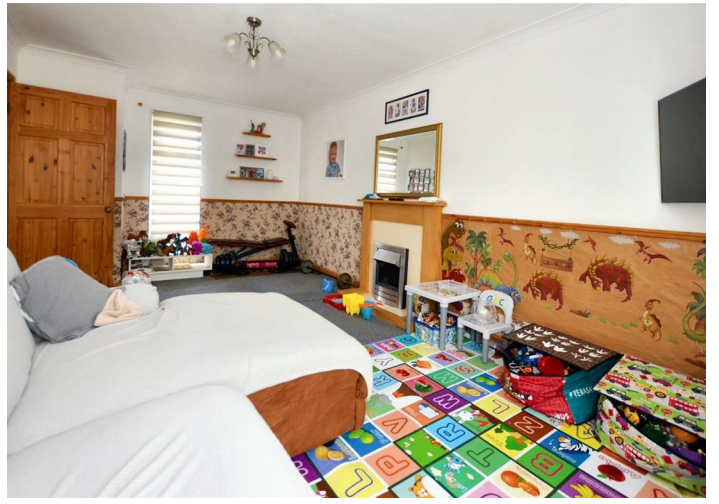
Laid to patio and lawn, enclosed by timber fencing.

**Agents Notes**

Local Authority: West Northamptonshire

Council Tax Band: B

Tenants paying £1,025 pcm

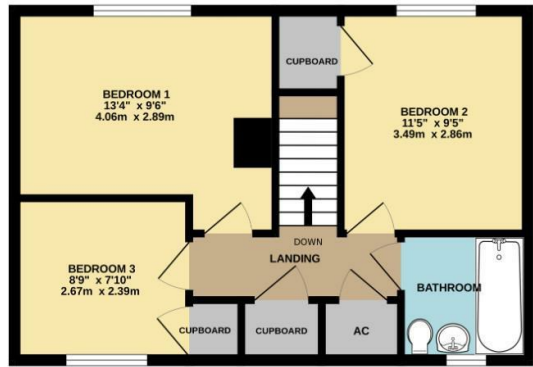




GROUND FLOOR  
526 sq.ft. (48.9 sq.m.) approx.

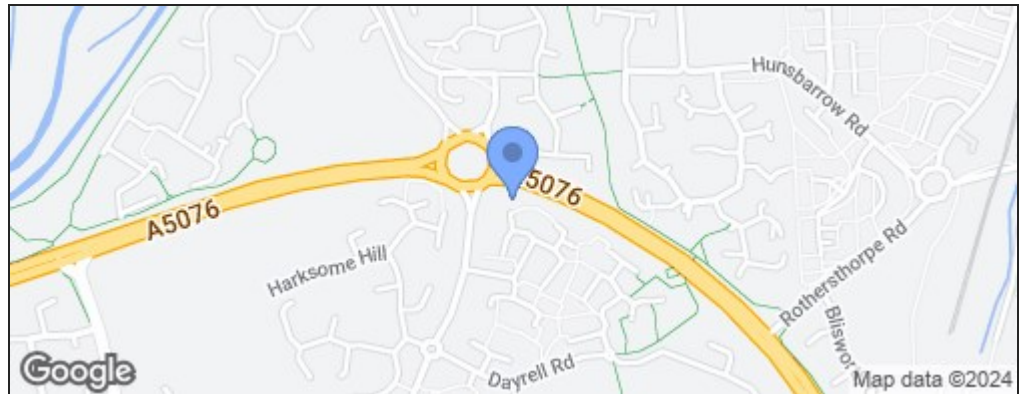


1ST FLOOR  
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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