

**74 Cloutsham Street
The Mounts
NORTHAMPTON
NN1 3LN**

£185,000



- **TWO BEDROOMS**
- **KITCHEN**
- **COURTYARD GARDEN**
- **GAS TO RADIATOR HEATING**

- **LOUNGE / DINER**
- **NO CHAIN**
- **DOUBLE GALZING**
- **ENERGY EFFICIENCY RATING; D**

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PERSONAL • PROFESSIONAL • PROACTIVE

A two bedroom mid terrace property, offered with vacant possession, with accommodation comprising in brief: entrance hall, lounge/diner and kitchen to the ground floor. To the first floor are the two bedrooms and bathroom. Additional benefits include gas to radiator central heating, double glazing and courtyard rear garden.

Ground Floor

Entrance Hall

Entry gained via wooden panel door, radiator, laminate flooring, stairs rising to first floor.

Lounge/Diner

22'3" x 10'4" (6.79 x 3.17)

Feature fireplace, double glazed windows to front and rear aspect, stripped flooring, radiator.

Kitchen

10'6" x 6'8" (3.22 x 2.05)

Double glazed window and door to rear garden, fitted with a range of wall and base level units, roll edge work surfaces, stainless steel sink with drainer and mixer tap over, complimentary tiling, tiled flooring.

First Floor

Landing

Loft access, stripped flooring.

Bedroom One

12'4" x 10'6" (3.78 x 3.21)

Double glazed window to front aspect, stripped flooring, feature fireplace, radiator.

Bedroom Two

11'5" x 7'10" (3.50 x 2.41)

Double glazed window to rear, radiator, stripped flooring.

Bathroom

Frosted double glazed window to rear aspect, suite comprising separate shower cubicle, panelled bath, complimentary tiling, vanity sink unit with storage under, tiled flooring.

Externally

Rear Garden

Courtyard rear garden, enclosed by wooden panel fencing, patio area.

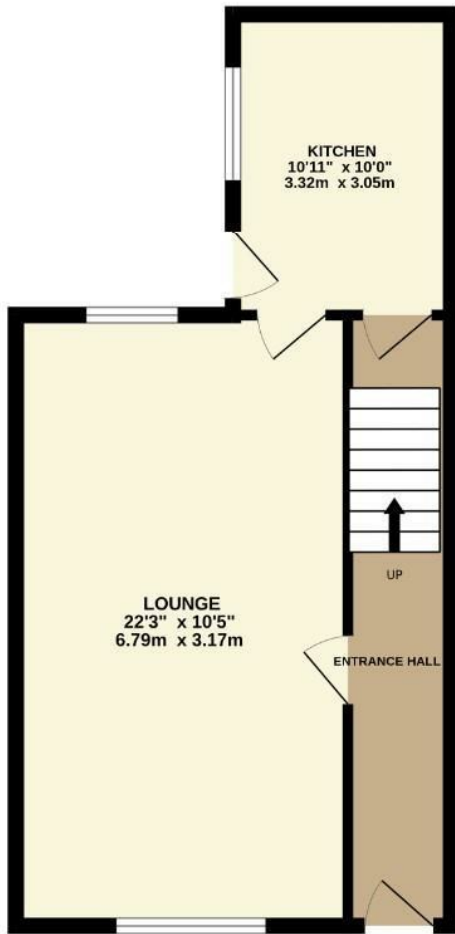
Agents Notes

Local Authority: West Northamptonshire

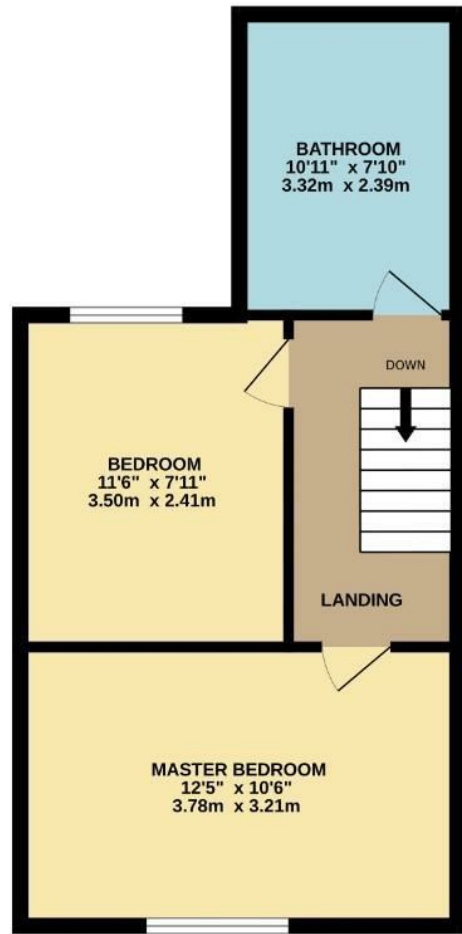
Council Tax Band: A



GROUND FLOOR

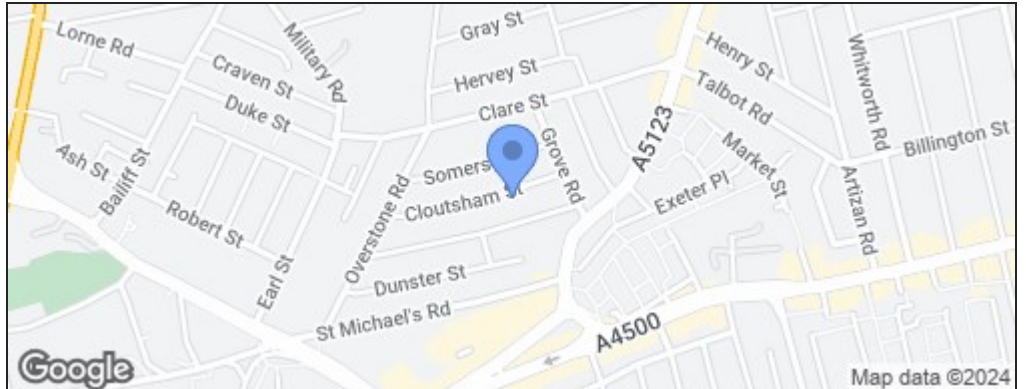


1ST FLOOR



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) A			88
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.