

**16 Helmdon Crescent
Kingsthorpe
NORTHAMPTON
NN2 8JS**

£210,000



- **TWO DOUBLE BEDROOMS**
- **NO CHAIN**
- **GARDENS**
- **UPVC DOUBLE GLAZED**
- **ENERGY EFFICIENCY RATING: D**

- **END OF TERRACE**
- **KITCHEN/DINING ROOM**
- **OUTSIDE WORKSHOP/BARN**
- **GAS RADIATOR HEATING**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to this charming property located on Helmdon Crescent in the heart of Northampton! This delightful mid-terrace house boasts a cosy reception room, perfect for relaxing or entertaining guests. With two spacious double bedrooms, there is plenty of room for a growing family or for guests to stay over comfortably.

The property features a bathroom, ensuring convenience and privacy for all residents. Additionally, the presence of a workshop/barn provides a versatile space that can be used for various hobbies or storage needs, adding a unique touch to this lovely home.

Situated in a desirable location with no chain involved, this property offers a fantastic opportunity for those looking to settle in a welcoming community. Don't miss out on the chance to make this house your own and create lasting memories in a place you can truly call home. Contact us today to arrange a viewing and experience the potential this property has to offer!

Ground Floor

Entrance Porch

Windows to front, door to:

Entrance Hall

Stairs to first floor landing, uPVC double glazed window to front, radiator, doors to:

Lounge

16'4" x 10'8" (4.98 x 3.26)

Fitted gas fire, radiator, uPVC double glazed window to front and door to rear.

Kitchen/Dining Room

11'10" x 11'8" (3.62 x 3.57)

Fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with worktops above, tiling above work surface, eye level cupboards, fitted hob and oven, plumbing for washing machine, uPVC double glazed windows to side and rear, door to side.

First Floor

First Floor Landing

Access to loft space, uPVC double glazed window to rear, doors to:

Bedroom One

16'3" x 10'7" (4.97 x 3.25)

Radiator, built in wardrobes and storage, uPVC double glazed windows to front and rear.

Bedroom Two

10'0" x 9'10" (3.05 x 3.01)

Radiator, built in cupboard, uPVC double glazed window to front.

Bathroom

Suite comprising bath unit with shower unit above, hand wash basin, low level w.c, tiled splash backs, radiator, uPVC double glazed window to rear.

Externally

Workshop/barn

8'8" x 10'9" max (2.66 x 3.29 max)

Power and lighting connected, window to front.

Agents Notes

Local Authority: West Northampton

Council Tax Band: B

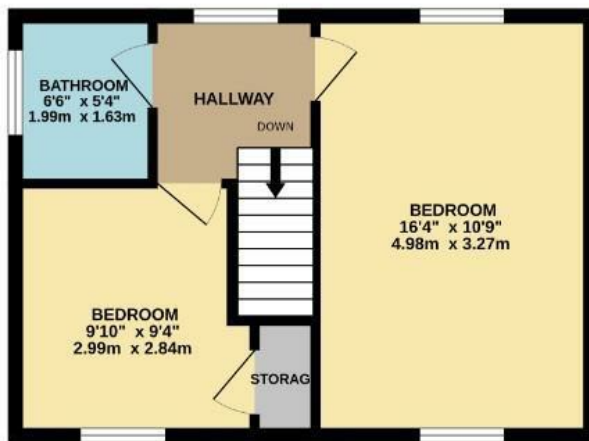




GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



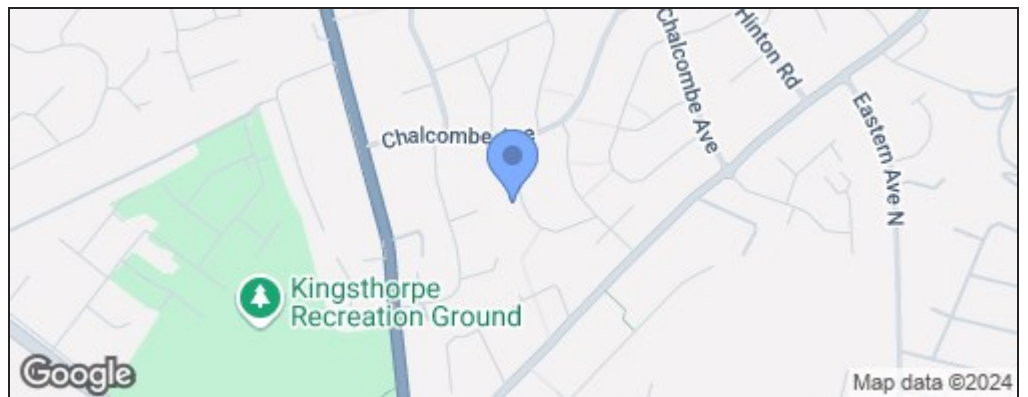
1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		78



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.