

**2 Mimosa Close
Abington Vale
NORTHAMPTON
NN3 3QH**

Offers Over £360,000



- **BEING SOLD BY INFORMAL TENDER**
- **THREE BEDROOMS**
- **QUIET CUL DE SAC**
- **DOUBLE GARAGE**
- **DETACHED BUNGALOW**
- **CORNER PLOT**
- **NO CHAIN**
- **ENERGY EFFICIENCY RATING; TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Being sold via informal tender with the closing date of 26th July at 5:00PM.

A three bedroom detached bungalow, situated on a larger than average corner plot, on a exclusive cul-de-sac in Abington Vale consisting of three properties. The accommodation comprises in brief: entrance hall, kitchen/breakfast room, lounge, conservatory, three bedrooms and a bathroom. Additional benefits include double detached garage, ample off road parking, private gardens, double glazing and gas to radiator central heating.

Ground Floor

Entrance Hall

Enter via wooden panel door, decorative coving, wall mounted fuse box, airing cupboard, radiator, loft access, tiled flooring.

Lounge

10'8" x 15'0" (3.26 x 4.59)

Double glazed window to front aspect, radiator, decorative coving.

Kitchen

8'5" x 13'11" (2.59 x 4.26)

Double glazed windows to side, door to rear, fitted with a range of wall and base level units, tiled flooring, roll edge work surfaces, space for dishwasher, double oven, spotlights.

Bedroom One

12'3" x 8'11" (3.74 x 2.72)

Double glazed window to side aspect, radiator, double wardrobe.

Bedroom Two

8'8" x 11'3" (2.65 x 3.44)

Double glazed window to front aspect, radiator.

Bedroom Three

8'8" x 8'3" (2.65 x 2.54)

Double glazed window to side aspect, radiator.

Conservatory

9'5" x 14'1" (2.88 x 4.30)

Double glazed doors to rear garden.

Bathroom

Double glazed frosted window to rear aspect, feature P shaped bath with curved shower screen and shower over, complimentary tiling, low level W/C, pedestal hand wash basin, radiator, extractor fan, spotlights.

Externally

Front Garden

Gated access, laid to lawn, off road parking.

Side Garden

Patio area, enclosed by wooden panel fencing and hedging.

Double Garage

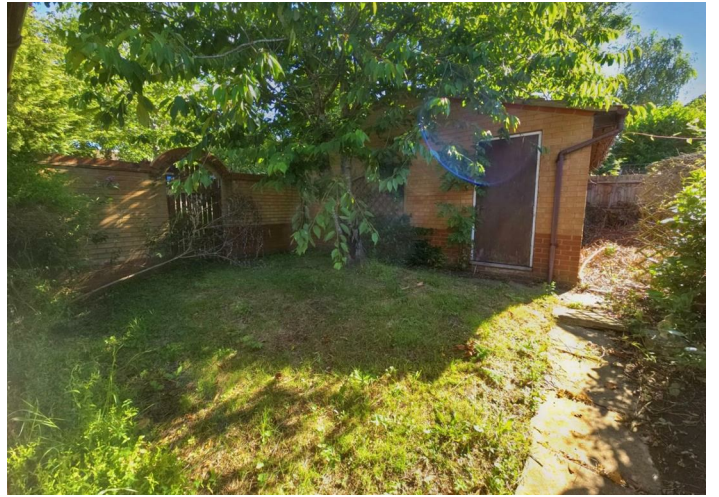
18'0" x 18'7" (5.5 x 5.68)

Up and over doors, power and light connected.

Agents Notes

Local Authority: West Northamptonshire

Council Tax Band: D



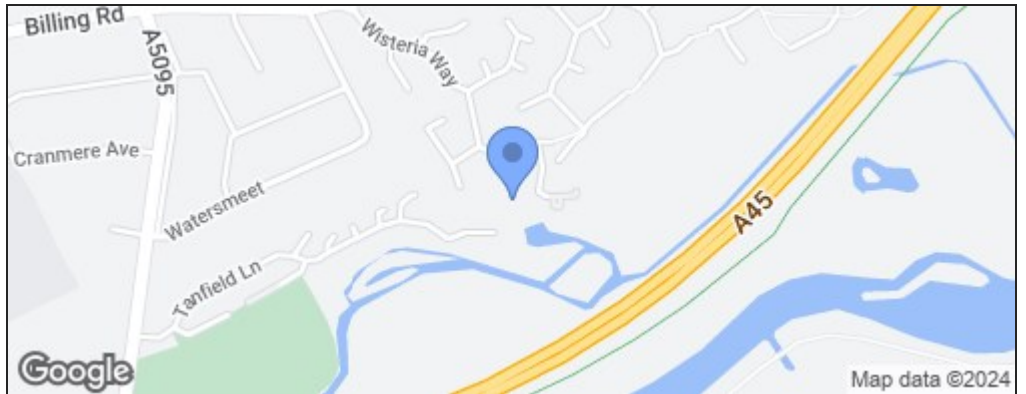


GROUND FLOOR



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.