

**26 Hervey Street
The Mounts
NORTHAMPTON
NN1 3QJ**

£220,000



- MID TERRACE
- LOUNGE / DINER
- UPSTAIRS BATHROOM
- DOUBLE GLAZING

- THREE BEDROOMS
- KITCHEN / BREAKFAST ROOM
- NO CHAIN
- ENERGY EFFICIENCY RATING; D

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PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom mid terrace property offered with vacant possession located in the heart of The Mounts, with easy access to Northampton Town Centre and local amenities. The accommodation comprises in brief: entrance hall, lounge/diner and kitchen to the ground floor. Three bedrooms and a bathroom to the first floor. Additional benefits include gas to radiator central heating, double glazing and enclosed rear garden.

Ground Floor

Entrance Hall

Enter via wooden panel door, stairs rising to first floor landing, laminate flooring.

Lounge/Diner

23'4" x 10'2" (7.13 x 3.10)

Double glazed windows to front and rear aspects, laminate flooring, fireplace with wooden surround, meter cupboards.

Kitchen

Double glazed window to rear aspect, double glazed door providing access to rear garden, fitted with a range of wall and base units, roll edge work surfaces over, breakfast bar, fitted appliances to include fridge/freezer, dishwasher and washing machine, oven, hob and extractor, complimentary tiling, understairs storage.

First Floor

Landing

Cupboard, loft access.

Bedroom One

10'4" x 11'4" (3.17 x 3.46)

Double glazed window to front aspect, radiator, fitted double wardrobe.

Bedroom Two

12'6" x 9'6" (3.82 x 2.91)

Double glazed window to rear aspect, radiator.

Bedroom Three

8'4" x 10'2" (2.56 x 3.11)

Double glazed window to side aspect, radiator, laminate flooring.

Bathroom

Frosted double glazed window to side aspect, low level W/C, panel bath, pedestal wash hand sink, complimentary tiling.

Externally

Rear Garden

Enclosed by dwarf brick wall, patio, mainly laid to lawn.

Agents Notes

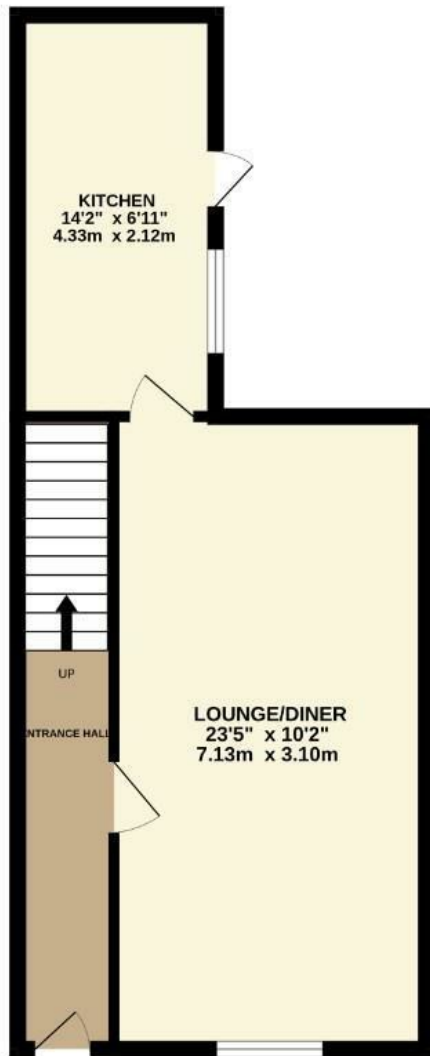
Local Authority: West Northamptonshire

Council Tax Band: A





GROUND FLOOR

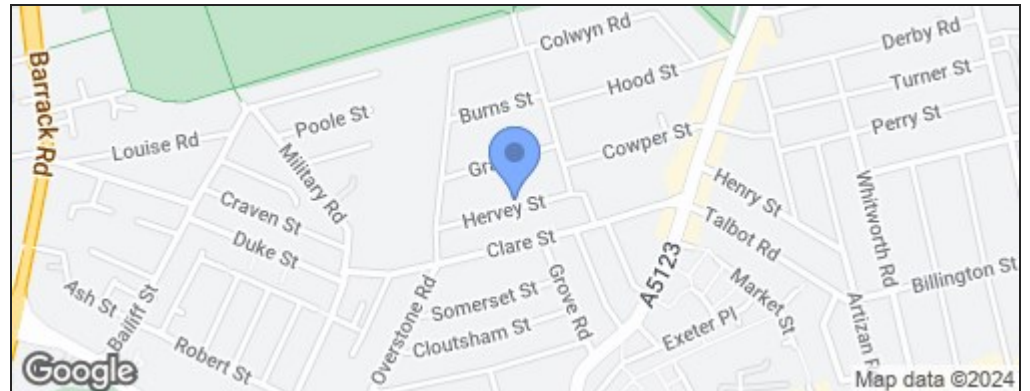


1ST FLOOR



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			
(81-91) B			81
(69-80) C			
(55-68) D		58	
(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.