

**14 Thirlestane Road
Far Cotton
NORTHAMPTON
NN4 8HD
£210,000**



- **THREE BEDROOMS**
- **ENCLOSED REAR GARDEN**
- **SHOWER ROOM**
- **GAS TO RADIATOR HEATING**

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

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PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom terrace property offered with No Chain. The accommodation comprises in brief: entrance hall, lounge/diner, kitchen, lean to and downstairs shower room to the ground floor. The first floor comprises of the three bathrooms. Additional benefits include UPVC double glazing, gas to radiator heating and rear garden with brick built shed.

Ground Floor

Entrance Hall

Enter via a double glazed door, laminate flooring, stairs rising to first floor, radiator.

Lounge/Diner

23'3" x 10'11" (7.09 x 3.33)

Double glazed windows to front and rear aspect, laminate flooring, feature fireplace, meters.

Kitchen

10'5" x 7'10" (3.18 x 2.41)

Double glazed window to side aspect, fitted with a range of wall and base units, roll edge work surfaces, polycarbonate sink with drainer and mixer tap over, appliances to include stainless steel oven and hob, stainless steel splashback and extractor hood, wall mounted boiler.

Lean To

Shower Room

Frosted double glazed window to rear aspect, double shower cubicle, complimentary tiling, vanity sink unit with storage under, tiled floor, low level W/C.

First Floor

Landing

Loft access, airing cupboard.

Bedroom One

10'9" x 12'11" (3.30 x 3.96)

Double glazed window to front aspect, radiator.

Bedroom Two

12'0" x 8'11" (3.66 x 2.72)

Double glazed window to rear aspect, radiator.

Bedroom Three

10'5" x 7'10" (3.18 x 2.41)

Double glazed window to rear, radiator.

Externally

Rear Garden

Enclosed by dwarf brick wall, patio and lawn area, brick built shed.

Agents Notes

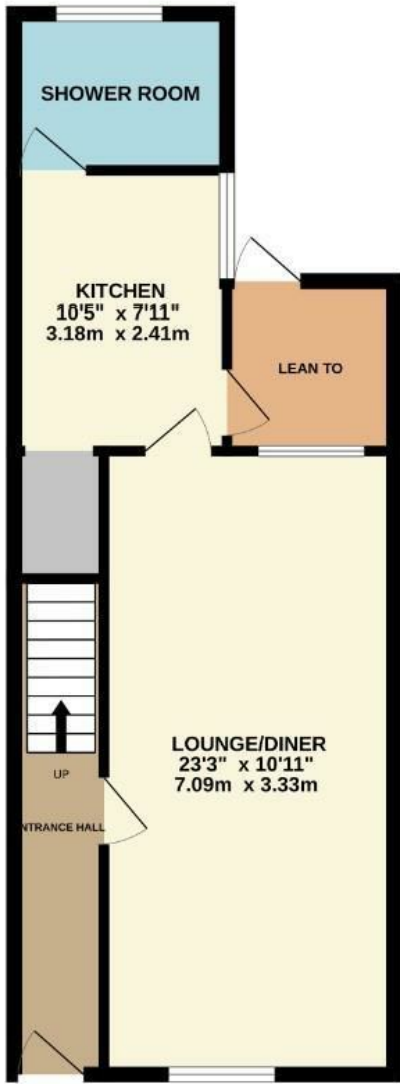
Local Authority: West Northamptonshire

Council Tax Band: A





GROUND FLOOR

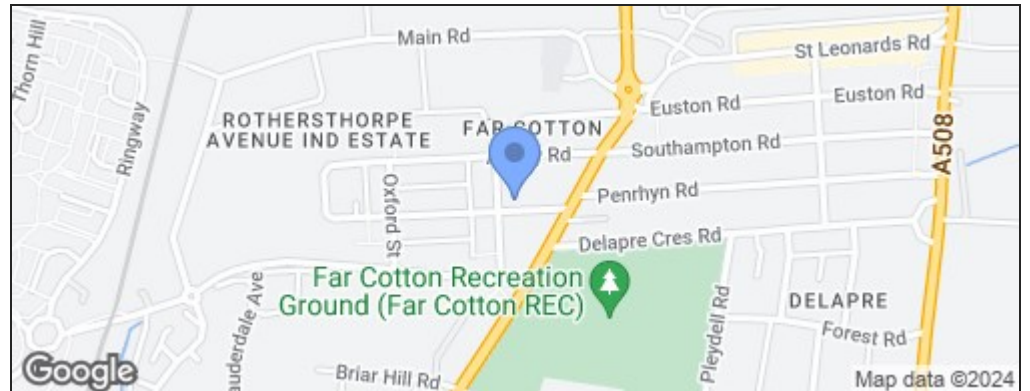


1ST FLOOR



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		59	
(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.