

**14 Barring Street
Upton
NORTHAMPTON
NN5 4DD**

£255,000



- **THREE BEDROOM**
- **DOUBLE GLAZED**
- **LOUNGE/DINING ROOM**
- **GAS RADIATOR HEATING**
- **NO CHAIN**

- **END OF TERRACE**
- **PARKING**
- **DOWNSTAIRS WC**
- **SOUTH FACING GARDENS**
- **ENERGY EFFICIENCY RATING - C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A modern, well presented, three bedroom end of terrace property situated in the popular eco friendly area of Upton. The accommodation comprises entrance hall, WC, fitted kitchen including dishwasher and washing machine, lounge/diner, three bedrooms and a bathroom. Outside there is a front garden, enclosed rear garden (south facing) with rear access and an allocated secure parking space. The property benefits from double glazing, radiator heating and solar panels for the hot water system. No Chain

Entrance Hall

Entered through a multi locking glazed door, stairs to the landing, radiator, under stairs storage, doors to-

WC

With wash hand basin, WC, radiator and an extractor fan.

Kitchen

9'9" x 7'11" (2.99 x 2.42)

A fitted kitchen comprising base and wall mounted units with work surfaces over incorporating a stainless steel sink and drainer with mixer tap. There is a fitted gas hob with a stainless steel extractor over, built in electric oven, washing machine and dishwasher, space for fridge/freezer, a plinth heater, tiled flooring and a double glazed window to the front aspect.

Lounge/Diner

13'1"-20'6" x 12'11" (4-63 x 3.94)

With double glazed window and double glazed French doors leading to the garden, two radiators.

Landing

Loft access and doors to-

Bedroom One

12'3" x 9'3" (3.74 x 2.82)

A double glazed window to the front aspect and double glazed French doors with Juliet balcony, radiator, airing cupboard, a further storage cupboard and built in wardrobes.

Bedroom Two

10'10" x 7'8" (3.31 x 2.35)

Double glazed window to the rear aspect, radiator.

Bedroom Three

10'10" x 7'1" (3.31 x 2.18)

Double glazed window to the rear aspect, radiator.

Bathroom

With a vanity unit incorporating the sink and WC, bath with fitted shower over, radiator and an extractor fan.

Front Garden

Behind a gated iron fence with flowers and shrubs.

Rear Garden

Enclosed with gated rear access, paved patio, lawn and a garden shed.

Parking

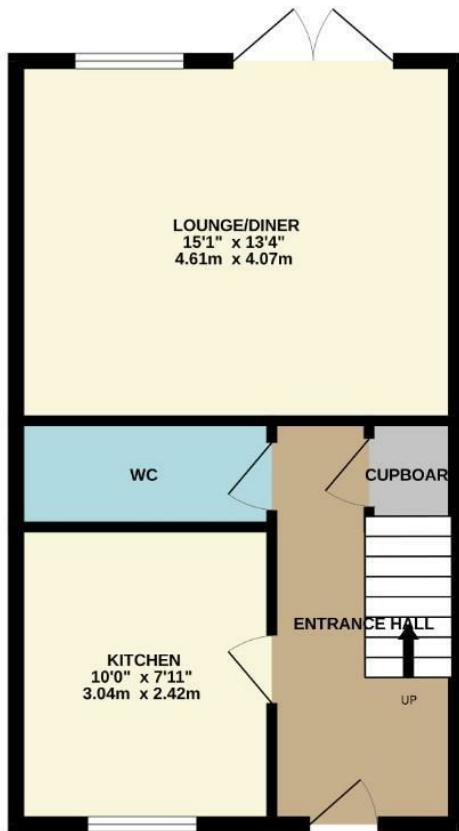
There is one allocated parking space accessed through remote controlled gates.

Agents Notes

Local Authority: West Northamptonshire
Council Tax Band: C
Local Management Charge: £500 per year (approximate)



GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.

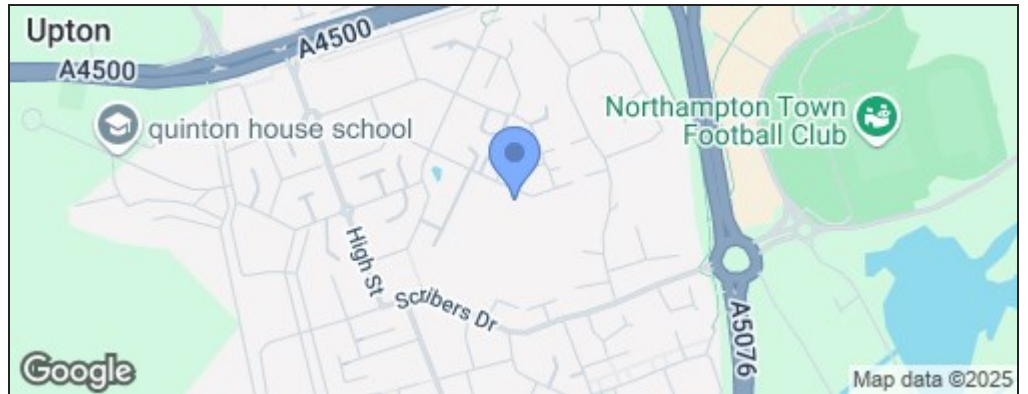


1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 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
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	79	
(69-80) C		
(55-68) D		
(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.