

**9 Boughton Green Road
Kingsthorpe
NORTHAMPTON
NN2 7SW**

£200,000



- **SINGLE BAY FRONTED**
- **LOUNGE / DINER**
- **CELLAR**
- **DOUBLE GLAZING**

- **TWO BEDROOMS**
- **KITCHEN**
- **FRONT & REAR GARDENS**
- **ENERGY EFFICIENCY RATING; E**

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PERSONAL • PROFESSIONAL • PROACTIVE

A single bay fronted, Victorian terrace, offered with no chain. The accommodation comprises in brief entrance hall, lounge/diner, kitchen, lean to and cellar. To the first floor are two bedrooms and the bathroom. Additional benefits include double glazing, gas to radiator heating and side access to rear garden.

Ground Floor

Entrance Hall

Enter gained via double glazed door, stripped flooring.

Lounge/Diner

22'2" x 11'7" (6.78 x 3.55)

Double glazed bay window to front aspect, feature cast iron fireplace with surround, feature architraves, radiator.

Kitchen

10'3" x 6'8" (3.14 x 2.05)

Double glazed window to side aspect, fitted with a range of wall and base units, roll edge work surfaces, fitted appliances to include oven, hob and extractor fan over, stainless steel sink with drainer, space for washing machine, radiator, tiled flooring.

Cellar

Gas and electric meters

Lean To

Providing access to rear garden.

First Floor

Landing

Storage cupboard, doors to:

Bedroom One

13'1" x 10'5" (4.01 x 3.18)

Double glazed window to front aspect, radiator, cupboard.

Bedroom Two

11'3" x 9'2" (3.44 x 2.80)

Double glazed window to rear aspect, radiator.

Bathroom

Double glazed window to rear aspect, panel bath, low level W/C, airing cupboard housing boiler, pedestal wash hand basin, complimentary tiling.

Externally

Rear Garden

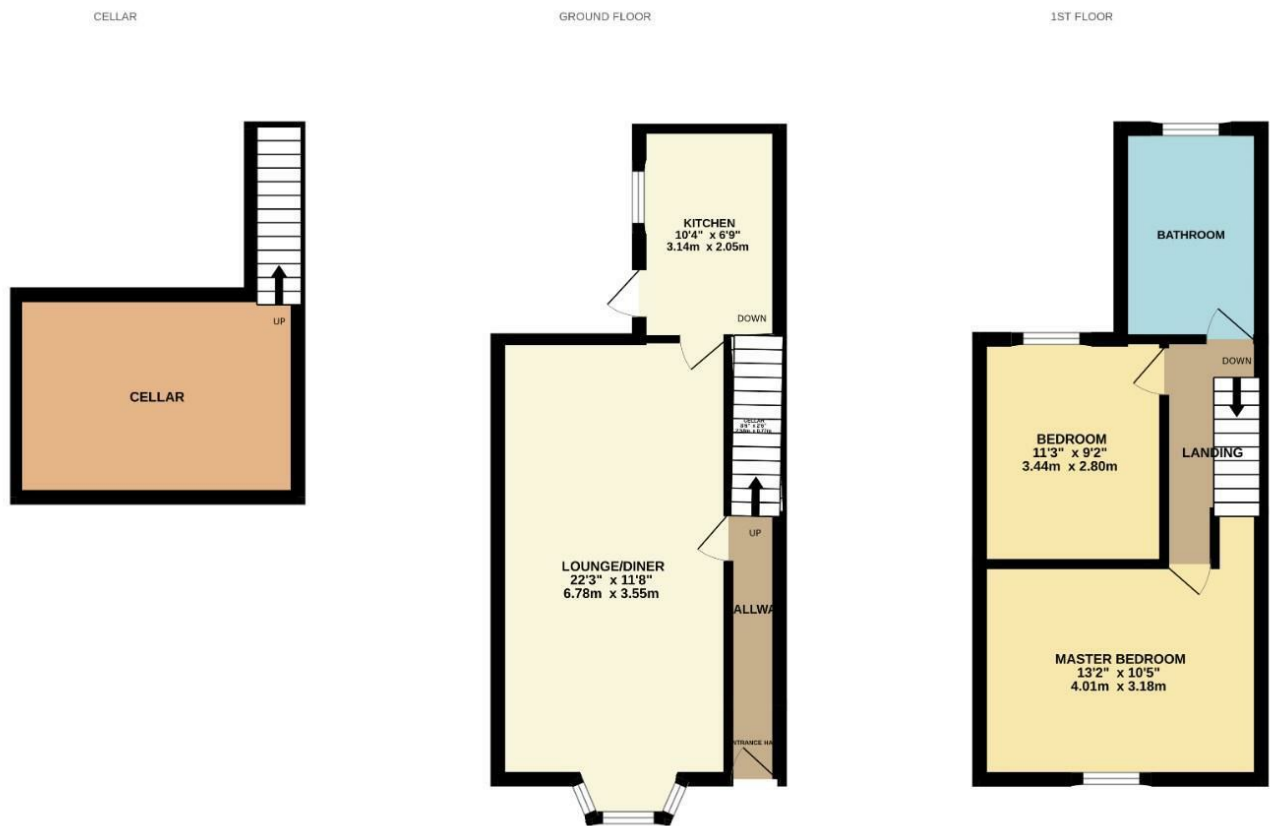
Enclosed by dwarf brick wall, mainly laid to lawn, patio area, gated rear access.

Agents Notes

Local Authority: West Northamptonshire

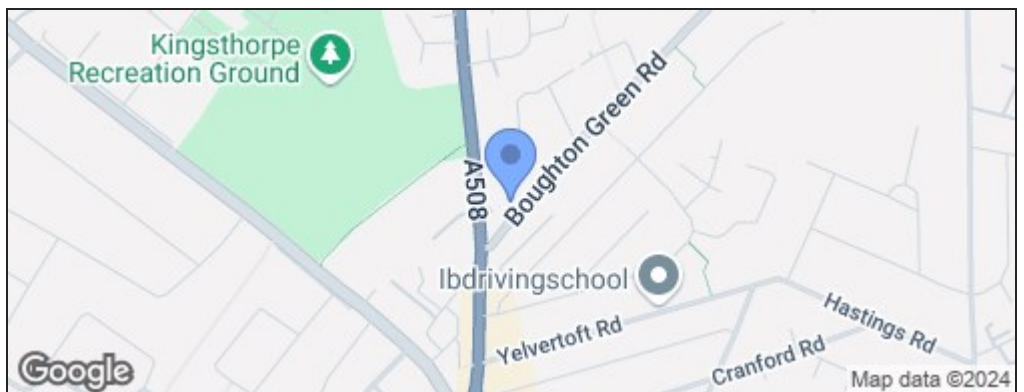
Council Tax Band: B





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	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
56	
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.