

**74 Flintcomb Rise
Woodfields
NORTHAMPTON
NN3 8QX**

£209,995



- MID TERRACE
- TWO RECEPTION ROOMS
- CONSERVATORY
- UPVC DOUBLE GLAZING
- WELL PRESENTED

- TWO DOUBLE BEDROOMS
- GROUND FLOOR WET ROOM
- GAS TO RADIATOR HEATING
- NO CHAIN
- ENERGY EFFICIENCY RATING: D

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



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to this charming property located on Flintcomb Rise in Northampton! This modern mid-terrace house boasts a delightful combination of two reception rooms, two bedrooms, and two bathrooms, offering ample space for comfortable living.

As you step inside, you are greeted by a well-presented interior that exudes warmth and coziness. The downstairs wet room adds a touch of convenience, while the two double bedrooms provide a peaceful retreat for relaxation. The property also features a lovely conservatory, perfect for enjoying a cup of tea while basking in the natural light.

This property offers not only a comfortable living space but also easy access to local amenities and transport links. Whether you are looking for a cozy home to settle down in or a stylish space to entertain guests, this property on Flintcomb Rise has it all. No Chain.

Don't miss the opportunity to make this house your home sweet home! Contact us today to arrange a viewing and experience the charm of this lovely property for yourself.

Ground Floor

Entrance Hall

Stairs leading to first floor landing, under stairs storage area, radiator, doors to:

Wet Room

Comprising walk in shower with shower unit above, tiled flooring and walls, radiator, UPVC double glazed window to front.

Lounge

12'3" x 11'10" (3.74 x 3.61)

Laminate flooring, radiator, UPVC double glazed window to rear.

Dining Room

10'11" x 7'0" (3.33 x 2.15)

Tiled flooring, radiator, UPVC double glazed window and door to rear.

Kitchen

10'7" x 9'1" (3.24 x 2.77)

Modern refitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, fitted electric hob and double oven, space and plumbing for washing machine, tiled flooring, UPVC double glazed window to front.

Conservatory

10'5" x 9'1" (3.18 x 2.78)

UPVC constructed, tiled flooring, UPVC double glazed windows and French doors out to garden.

First Floor

Landing

Access to loft, door to large cupboard, doors to:

Cupboard

9'3" x 3'5" (2.84 x 1.05)

Housing wall mounted gas fired boiler, UPVC double glazed window to front.

Bedroom One

14'9" x 10'8" (4.50 x 3.26)

Laminate flooring, radiator, UPVC double glazed window to rear.

Bedroom Two

14'9" x 8'9" (4.51 x 2.67)

Laminate flooring, UPVC double glazed window to rear, radiator.

Bathroom

Suite comprising bath unit, pedestal hand wash basin, laminate flooring, tiled walls, wall radiator, UPVC double glazed window to front.

W/C

Separate W/C, hand wash basin, UPVC double glazed window to front.

Externally**Front Garden**

Small area laid with flower and shrub borders, paved pathway leading to front door.

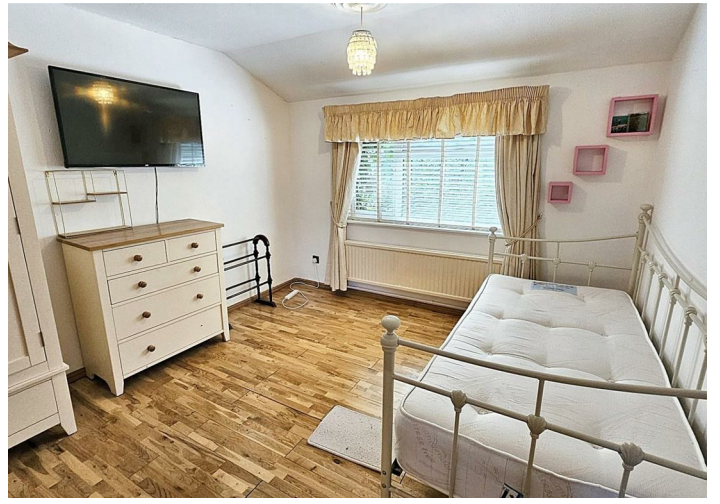
Rear Garden

Paved patio leading to slate beds, flower and shrub borders, timber fencing, timber gated access to rear.

Agents Notes

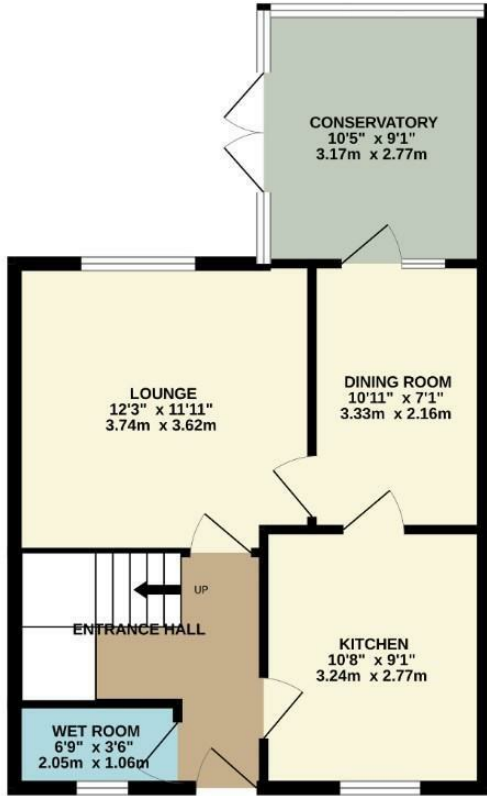
Local Authority: West Northamptonshire

Council Tax Band: B

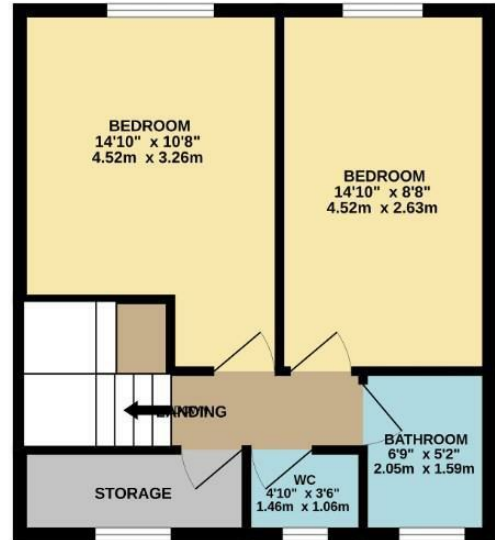




GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.

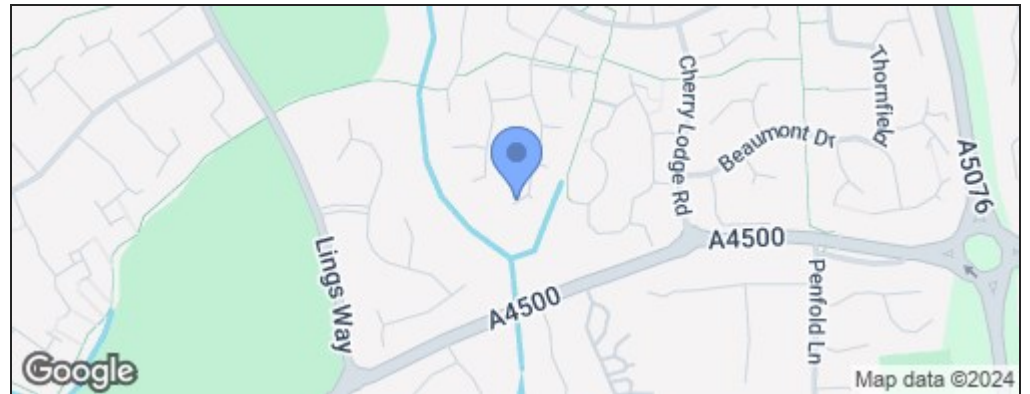


TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.

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		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.