

**15 Northcote Street
Semilong
NORTHAMPTON
NN2 6BE**

Guide Price £140,000



- NO CHAIN
- POPULAR LOCATION
- DOWNSTAIRS CLOAKROOM
- GAS CENTRAL HEATING

- IN NEED OF UPDATING
- TWO BEDROOMS
- DOUBLE GLAZING
- ENERGY EFFICIENCY RATING: TBC

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PERSONAL • PROFESSIONAL • PROACTIVE

Offered with NO CHAIN, this charming two bedroom Victorian terrace is situated in the popular area of Semilong, providing easy access to Northampton train station. In need of updating, the property presents a fantastic opportunity for those looking to personalise their home. The accommodation includes an entrance hall, a spacious lounge/diner, kitchen, utility room and a convenient downstairs WC on the ground floor. The first floor comprises two well proportioned bedrooms and a bathroom. Externally, the property benefits from an enclosed rear garden. Additional features include gas radiator heating and double glazing, making this an excellent choice for buyers seeking a project in a desirable location.

Ground Floor

Entrance Hall

Approached via entrance door, stairs to first floor, door to;

Lounge/Diner

22'3" x 10'4" (6.8m x 3.16m)

Windows to the front and rear aspects, radiator, door to;

Kitchen

10'5" x 6'7" (3.2m x 2.03m)

Window to the side aspect, sink unit set into a range of base units, work surfaces over, tiled splash backs, door to rear garden and door to;

Utility Room

6'2" x 6'5" (1.88m x 1.97m)

Window to the side aspect, radiator, door to;

Cloakroom

Window to the side aspect, low level WC.

First Floor

Landing

Doors to;

Bedroom One

13'2" x 10'7" (4.03m x 3.25m)

Window to the front aspect, radiator.

Bedroom Two

11'5" x 8'0" (3.5m x 2.45m)

Window to the rear aspect, radiator.

Bathroom

10'2" x 6'10" (3.1m x 2.09m)

Window to the rear aspect, wash hand basin set into vanity unit, low level WC, side panelled bath with shower over.

Externally

Rear Garden

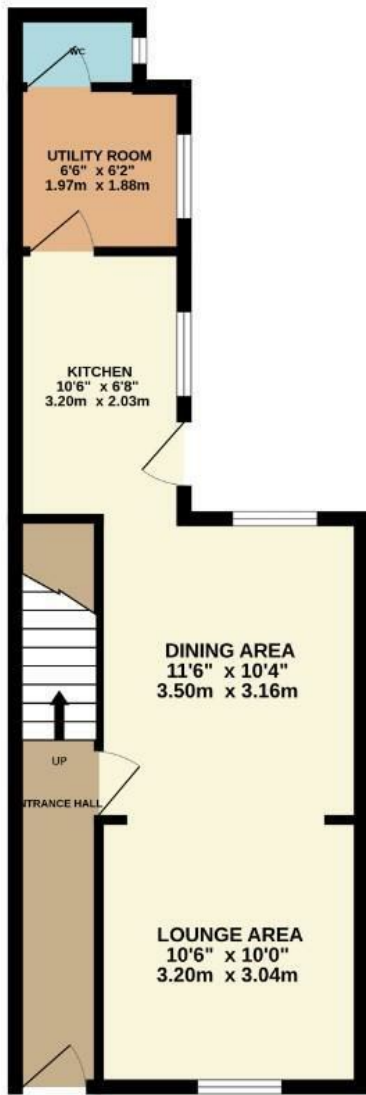
Fully enclosed rear garden. stocked with a variety of flowers and shrubs.

Agents Notes

West Northamptonshire Council - Council Tax Band: A



GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.

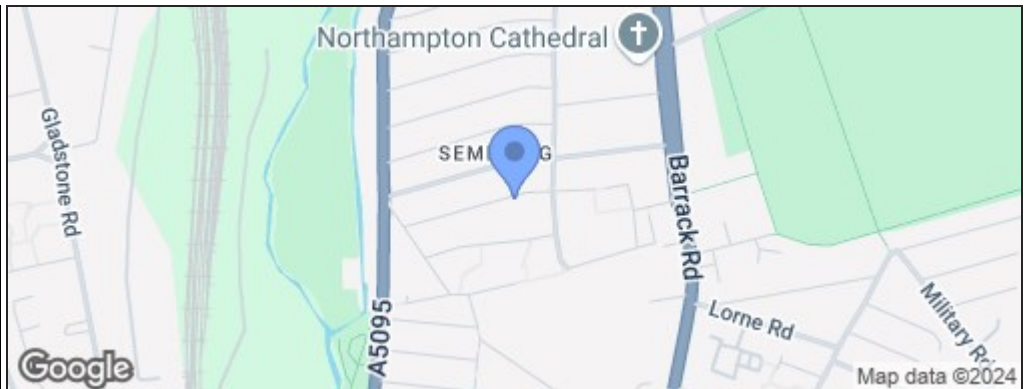


TOTAL FLOOR AREA : 801 sq.ft. (74.4 sq.m.) approx.

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		
(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	



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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.