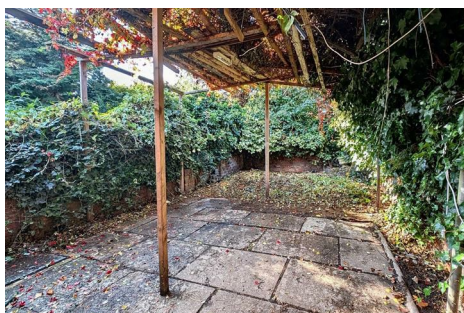


**31 Artizan Road  
Abington  
NORTHAMPTON  
NN1 4HU**

**£175,000**



- **IN NEED OF UPDATING**
- **THREE BEDROOMS**
- **DOWNSTAIRS BATHROOM**
- **CLOSE TO LOCAL AMENITIES**

- **NO ONWARD CHAIN**
- **TERRACED PROPERTY**
- **ENCLOSED REAR GARDEN**
- **ENERGY RATING: B**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

PUBLIC NOTICE Horts are now in receipt of an offer for the sum of £178,000 for 31 Artizan Road. Anyone wishing to place an offer on this property should contact Horts Estate Agents, 1 Guildhall Road, NN1 1DP, 01604 639933 before exchange of contracts.

Offered with no onward chain and in need of some updating, this terraced home is located close to local amenities. The accommodation comprises of entrance hall, lounge, dining room, kitchen and a bathroom to the ground floor with three bedrooms upstairs and a cellar. Outside the is a courtyard garden to the rear. Further benefits include double glazing and gas radiator heating.

\*\* Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*

## **Ground Floor**

### **Entrance Hall**

Enter via double glazed door, stairs rising to first floor, door leading to dining room.

### **Dining Room**

11'4" x 10'9" (3.47 x 3.3)

Window to rear aspect, double door leading to lounge, door to kitchen.

### **Lounge**

10'2" x 10'7" (3.12 x 3.24)

Window to front aspect.

### **Kitchen**

13'6" max x 7'10" (4.13 max x 2.41)

Fitted with a range of wall and base level units with work surfaces over, stainless steel sink and drainer unit, window to side aspect, door leading to rear garden, door leading to cellar, door leading to bathroom.

### **Bathroom**

Fitted with a three piece suite comprising low level W/C, pedestal sink, panelled bath, tiled splashbacks, window to rear aspect.

## **First Floor**

### **Landing**

Loft access, doors to all bedrooms.

### **Bedroom One**

13'10" x 10'2" (4.24 x 3.11)

Window to front aspect.

### **Bedroom Two**

11'5" x 8'3" (3.5 x 2.52)

Window to rear aspect.

### **Bedroom Three**

10'1" max x 7'11" (3.09 max x 2.43)

Window to rear aspect, built in storage cupboard.

## **Externally**

### **Rear Garden**

Courtyard garden, plants and shrubs.

## **Agents Notes**

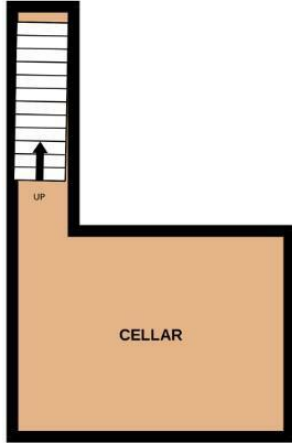
Local Authority: West Northamptonshire  
Council Tax Band: A



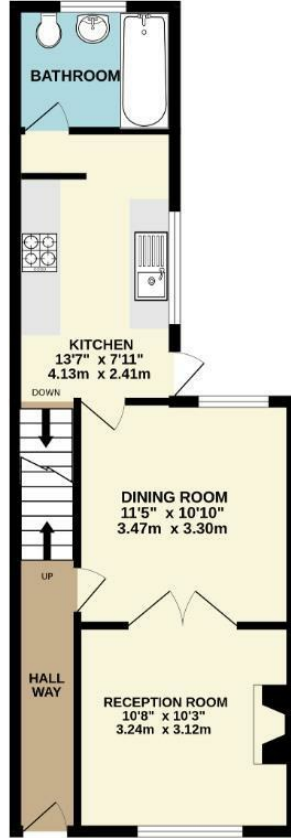




BASEMENT LEVEL



GROUND FLOOR



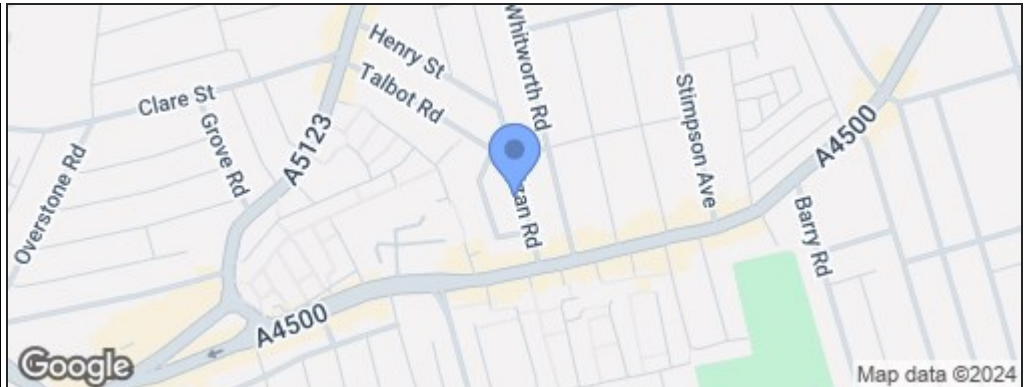
1ST FLOOR



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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.