

**22 Salisbury Street
Semilong
NORTHAMPTON
NN2 6BS**

£185,000



- NO UPPER CHAIN
- TWO BEDROOMS
- CELLAR
- CENTRAL LOCATION

- RADIATOR HEATING
- SHOWER ROOM
- DOUBLE GLAZING
- ENERGY PERFORMANCE RATING: D

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PERSONAL • PROFESSIONAL • PROACTIVE

Offered with no chain this Victorian terraced property is situated in the Semilong area of Northampton which would make an ideal first home or investment opportunity, being within walking distance to Northampton Railway Station and close to the Town Centre. The accommodation comprises: an entrance hall, sitting room, separate dining room and a refitted kitchen on the ground floor, with two double bedrooms and a family shower room on the first floor. The property further benefits from uPVC double glazing, gas fired radiator heating, a courtyard rear garden and a basement cellar.

Ground Floor

Entrance Hall

Entered via a panelled entrance door, stairs rise to the first floor landing, radiator, doors to the sitting and dining rooms.

Sitting Room

10'4 x 9'11 (3.15m x 3.02m)

Double glazed window to the front elevation, radiator, television point.

Dining Room

11'5 x 10'3 (3.48m x 3.12m)

Double glazed window to the rear elevation, radiator, door to the kitchen.

Kitchen

9'6 x 6'7 (2.90m x 2.01m)

Fitted with a range of wall and base level units with roll edge work surfaces over, integrated electric oven and hob, inset sink drainer unit, spaces for a fridge/freezer, plumbing for a washing machine, tiling to splash back areas, double glazed windows to the side and rear elevations, door to the rear garden and door with steps down to the cellar.

First Floor

Landing

Doors to the first floor rooms, loft access hatch

Bedroom One

13'2 x 9'6 (4.01m x 2.90m)

Double glazed uPVC window to the front elevation, radiator, television point.

Bedroom Two

11'6 x 8'0 (3.51m x 2.44m)

Double glazed uPVC window to the rear elevation, radiator.

Shower Room

Fitted with a white suite comprising: a large walk-in shower, pedestal sink and a low level W.C., radiator, tiling to splash back areas, double glazed window to the rear elevation.

Basement

Cellar

13'2 x 9'6 (4.01m x 2.90m)

Power and light connected.

Outside

Rear Garden

A courtyard style rear garden, laid mainly to patio, fence and wall enclosed, outside tap

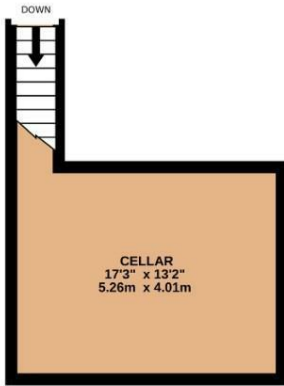
Agents Note:

Local Authority: West Northamptonshire Council

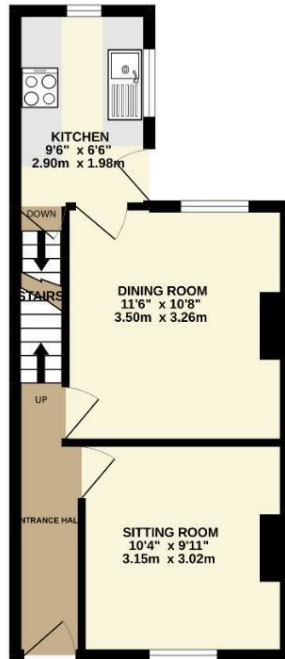
Council Tax Band: A



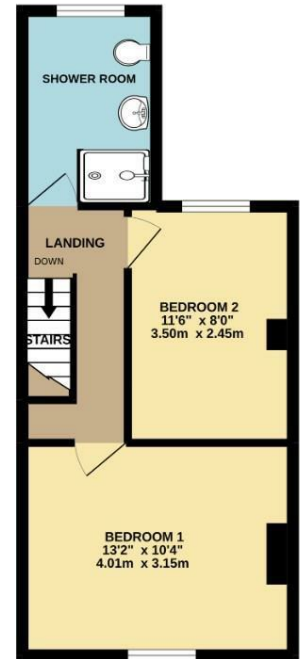
BASEMENT
152 sq.ft. (14.1 sq.m.) approx.



GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.

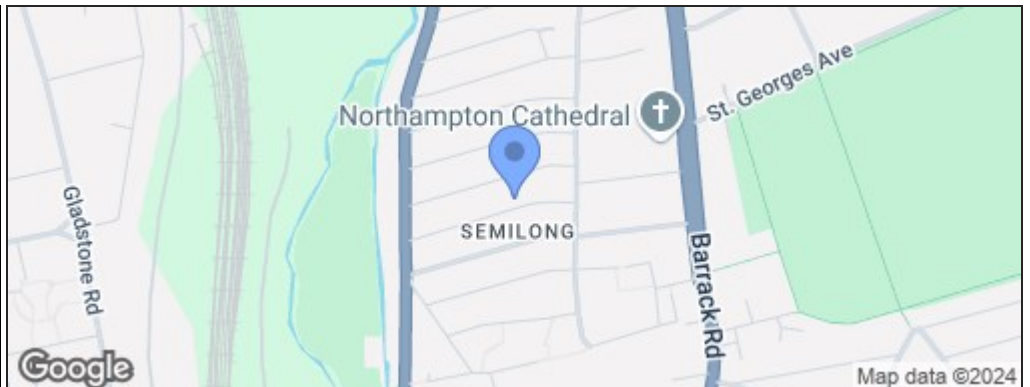


1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.8 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			89
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.