

**88 Ashby Wood Drive
Upton
NORTHAMPTON
NN5 4DX**

£270,000



- **THREE BEDROOMS**
- **STYLISH KITCHEN WITH APPLIANCES**
- **CLOSE TO COUNTRY PARK**
- **NEAR TO LOCAL AMENITIES**

- **DOWNSTAIRS CLOAKROOM**
- **ALLOCATED PARKING**
- **ACCESS TO M1 MOTORWAY**
- **ENERGY PERFORMANCE RATING: B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A modern mid terrace home with off road parking and three bedrooms offer in Upton Grange to the West of Northampton. Situated near to the country park and Sixfields, this home is ideally placed for commuters, with ease of access to the M1 motorway and on the edge of Northampton Town centre.

Having been built in 2021, this home was fitted with a range of upgrades from new and has accommodation comprising: an entrance hall, lounge/diner, kitchen/breakfast room and a cloakroom W.C. on the ground floor, with three bedrooms and a family bathroom on the first floor. The property benefits from radiator heating, double glazing, allocated parking and a limited upper chain.

Ground Floor

Entrance Hall

Entered via a composite door, stairs to first floor, vinyl flooring, storage cupboard, doors to the ground floor rooms.

Kitchen

12'8 x 8'3 (3.86m x 2.51m)

Fitted with an upgraded kitchen with high gloss wall and base level units, inset one and a half bowl sink drainer, formed granite work surfaces, integrated appliances including a gas hob, electric oven with extractor over, fridge/freezer, dishwasher and a washing machine, tiled flooring, inset spotlighting, space for a breakfast table and chairs, double glazed window to the front elevation.

Lounge/Diner

17'0 x 15'0 max (5.18m x 4.57m max)

Double glazed French doors and window to the rear garden, television point, radiators, vinyl flooring, under stairs storage cupboard.

Cloakroom W.C.

Fitted with a suite comprising a low level W.C. and a wash hand basin, double glazed window to the front elevation, radiator.

First Floor

Landing

Loft access hatch, doors to the first floor rooms and an airing cupboard,

Bedroom One

15'6 x 8'5 (4.72m x 2.57m)

Double glazed window to the rear elevation, radiator, television point,

Bedroom Two

14'4 x 6'0 widening to 8'4 (4.37m x 1.83m widening to 2.54m)

Double glazed window to the front elevation, radiator.

Bedrom Three

9'4 x 9'3 (2.84m x 2.82m)

Double glazed window to the front elevation, radiator.

Bathroom

Fitted with a suite comprising a panelled bath with a shower and screen over, low level W.C. and a wash hand basin, double glazed window to the rear elevation, towel rail/radiator, spotlighting.

Outside

Front Garden

A small enclosed area with a path to the front door.

Rear Garden

Laid mainly to lawn, paved patio, gated access to parking area to the rear, hard standing for shed, maturing shrubs.

Parking

There is an allocated space in a communal car park to the rear of the property and also communal parking bays to the front of the property.

Agents Notes:

Local Authority: West Northants

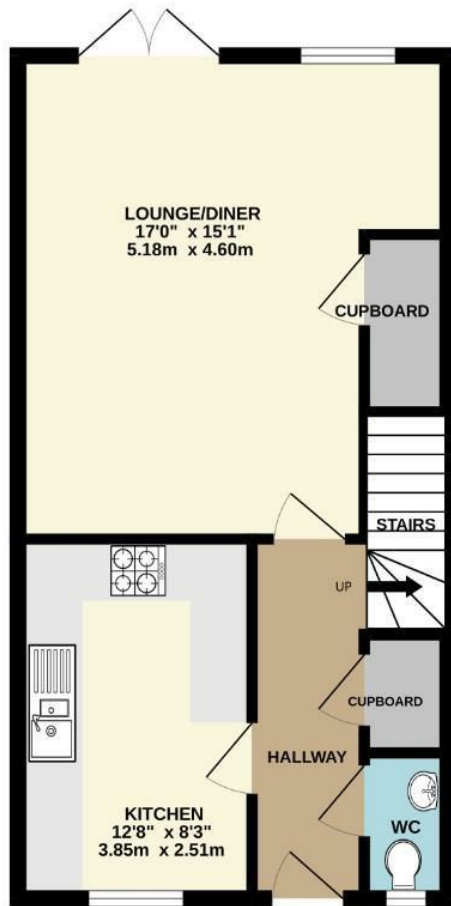
Council Tax Band: C

Energy Performance Rating: B

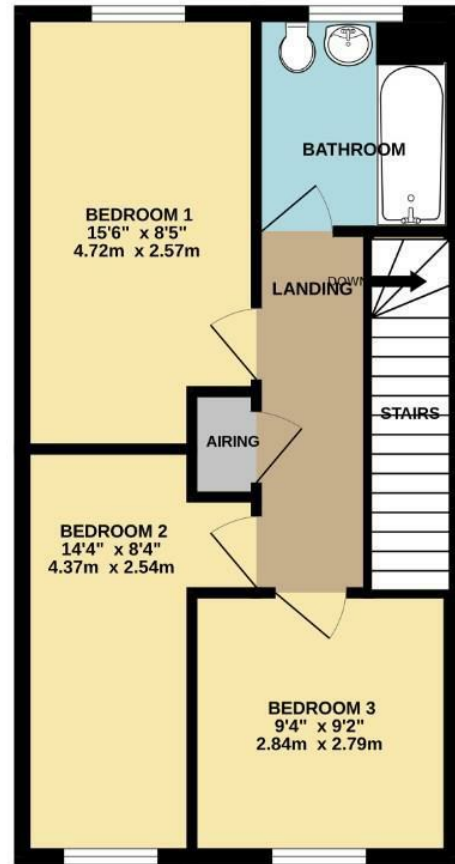
Green Spaces Charge: £45.00 per month.



GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.

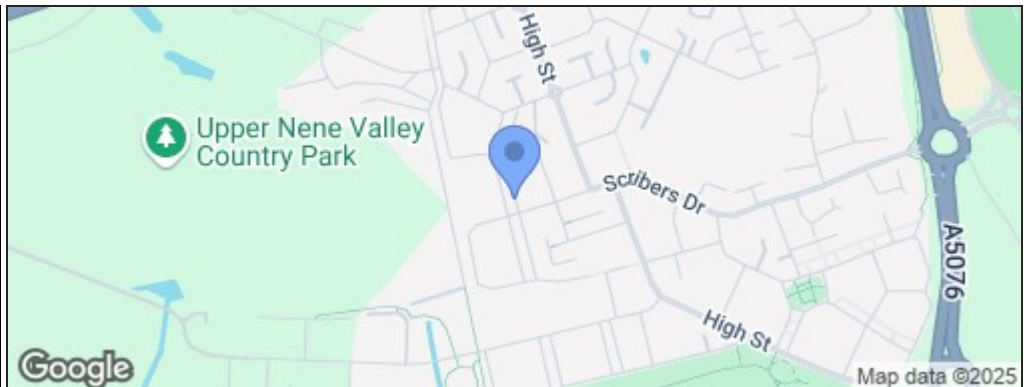


TOTAL FLOOR AREA : 892 sq.ft. (82.8 sq.m.) approx.

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.
Made with: Metropex 10/2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(81-91) B	85	
(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	



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.