

**11 Thorn Hill  
Briar Hill  
NORTHAMPTON  
NN4 8SN**

**£235,000**



- **SPACIOUS MID TERRACE**
- **DOWNSTAIRS WC**
- **GAS CENTRAL HEATING**
- **GARAGE AND PARKING TO REAR**

- **THREE BEDROOMS**
- **UPVC DOUBLE GLAZING**
- **EXCELLENT CONDITION THROUGHOUT**
- **ENERGY EFFICIENCY RATING : C**

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



**PERSONAL • PROFESSIONAL • PROACTIVE**

A spacious three bedroom terrace home, that has been improved in recent years by the current owners to be offered in excellent condition, with the added benefit of a garage to the rear. With accommodation comprising in brief; entrance hall, downstairs wc, kitchen, and lounge/diner to the ground floor, with three bedrooms and a bathroom to the first floor. The property also benefits from front and rear gardens, UPVC double glazing, gas central heating, and further parking available in a communal car park to the rear.

## **Ground Floor**

### **Entrance Hall**

Enter via composite door with frosted glass side panels, stairs rising to first floor, under stairs storage cupboard, wooden laminate flooring, radiator.

### **Downstairs WC**

Frosted UPVC window to front aspect, low level wc, bowl sink with storage under, wooden laminate flooring.

### **Kitchen**

11'0" x 9'10" (3.37 x 3.00)

UPVC window and door to rear aspect, a range of wall and base units with roll top work surfaces, polycarbonate one and a half sink and drainer, gas hob with extractor over, electric oven, fitted fridge and freezer, space for washing machine, complementary tiling, radiator.

### **Lounge / Diner**

21'2" x 10'5" (6.47 x 3.18)

UPVC window to front aspect, UPVC French doors leading to rear garden, wooden laminate flooring, two radiators.

## **First Floor**

### **Landing**

Loft access, cupboard housing hot water tank.

### **Bedroom One**

13'2" x 11'2" (4.03 x 3.42)

UPVC window to rear aspect, recessed area for storage, radiator.

### **Bedroom Two**

10'2" x 9'11" (3.11 x 3.04)

UPVC window to rear aspect, radiator.

### **Bedroom Three**

8'3" x 7'8" (2.53 x 2.36)

UPVC window to front aspect, wooden laminate flooring, storage cupboard, radiator.

### **Bathroom**

9'7" x 4'9" (2.94 x 1.45)

Frosted UPVC window to front aspect, bath unit with shower over, pedestal wash hand basin, low level wc, complementary tiling, chrome heated towel rail.

## **Externally**

### **Front Garden**

Lawn area with paving, enclosed by low wooden fencing.

**Rear Garden**

Various patio, wood chip, and gravel areas, brick storage shed housing boiler, rear garage access, gated rear access, enclosed by wooden fencing and brick walls.

**Garage**

16'10" x 8'5" (5.15 x 2.57)

Up and over door, power and light connected.

**Agents Notes**

Local Authority: West Northamptonshire

Council Tax Band: B

Further parking is available with non-allocated spaces in the car park to the rear of the property.

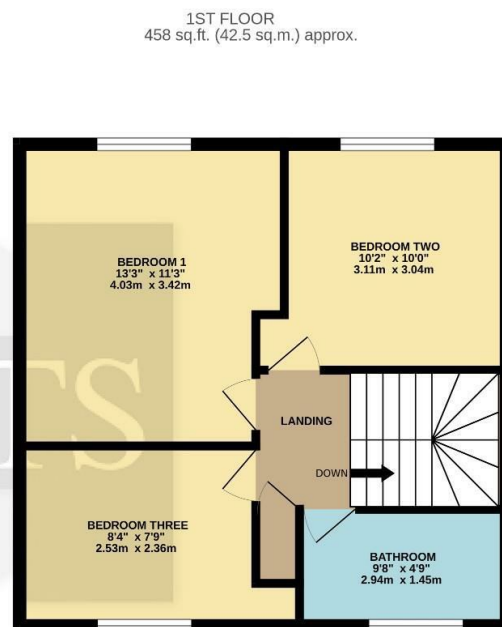
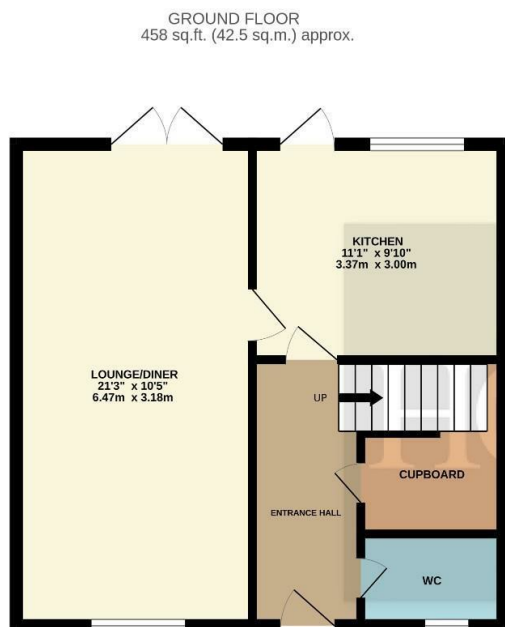










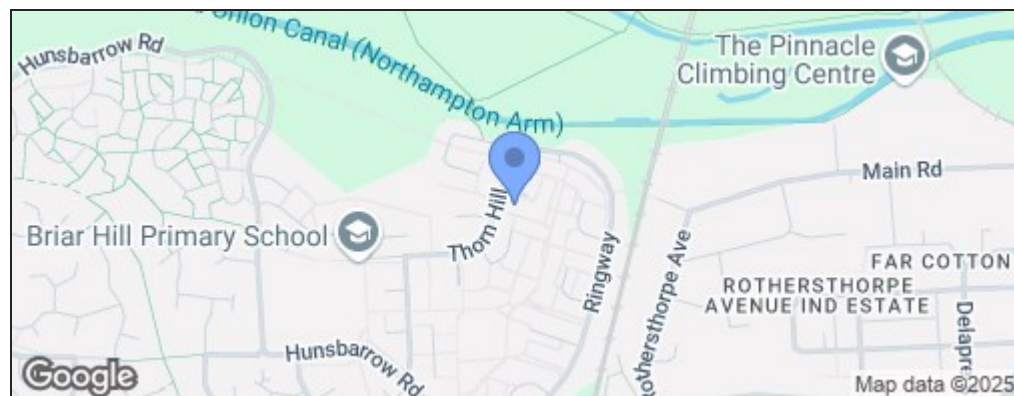


TOTAL FLOOR AREA : 916 sq.ft. (85.1 sq.m.) approx.

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 Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.