

**17 Flaxwell Court
Standerns Barn
NORTHAMPTON
NN3 9DE**

£175,000



- MID TERRACE
- CLOAKROOM
- GAS WARM AIR HEATING
- FRONT AND REAR GARDENS

- THREE BEDROOMS
- FAMILY BATHROOM
- DOUBLE GLAZING
- ENERGY EFFICIENCY RATING: D

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



PERSONAL • PROFESSIONAL • PROACTIVE

Horts state Agents are now in receipt of an offer for the sum of £175,000 for (17 Flaxwell Court). Anyone wishing to place an offer on this property should contact Horts Estate Agent 1 Guildhall Road, Northampton NN1 1DP before exchange of contracts.

A three bedroom mid terrace property situated on the East side of Northampton.

The property comprising entrance, cloakroom, lounge, kitchen/dining room, three large bedrooms and bathroom.

The property also benefits, gas warm air heating, double glazing and gardens to front and rear.

Ground Floor

Entrance Hall

Stairs rising to first floor landing, two large storage cupboards gas fired warm air boiler, doors to:

Cloakroom

Suite comprising low level W/C, hand wash basin, UPVC double glazed window to front.

Lounge

17'8" x 9'10" (5.40 x 3.02)

Laminate flooring, warm air heating vent, UPVC double glazed picture window to rear, UPVC double glazed door to rear.

Kitchen/Dining Room

16'5" x 8'5" (5.01 x 2.57)

Fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with worktops above, tiling above work surfaces, eye level cupboards, cooker point, plumbing for washing machine, warm air heating vent, UPVC double glazed window to front.

First Floor

Landing

Warm air heating vent, access to loft, doors to:

Bedroom One

14'7" x 8'4" (4.45 x 2.56)

Warm air heating vent, UPVC double glazed window to rear.

Bedroom Two

11'6" x 11'6" (3.52 x 3.53)

Warm air heating vent, UPVC double glazed window to front.

Bedroom Three

9'4" x 8'11" (2.85 x 2.74)

Large built in storage cupboard, warm air heating vent, UPVC double glazed window to rear.

Bathroom

Suite comprising bath unit, hand wash basin, low level W/C, large walk in airing cupboard, UPVC double glazed window to front.

Externally

Front Garden

Mainly laid to lawn with small picket fence, path leading to front door, outside bin storage cupboard.

Rear Garden

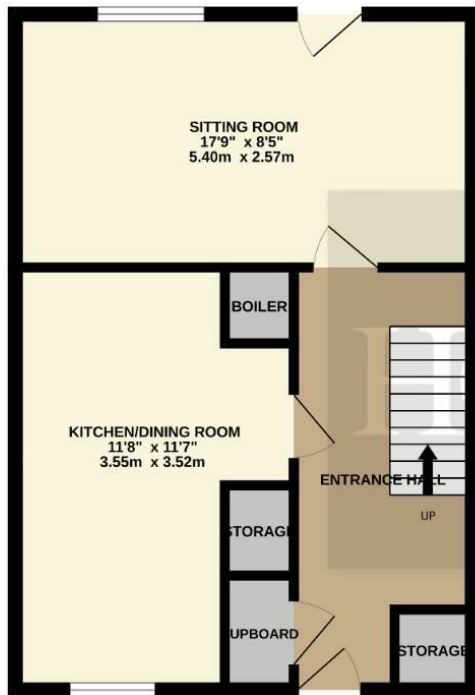
Paved patio area leading to lawn.

Agents Notes

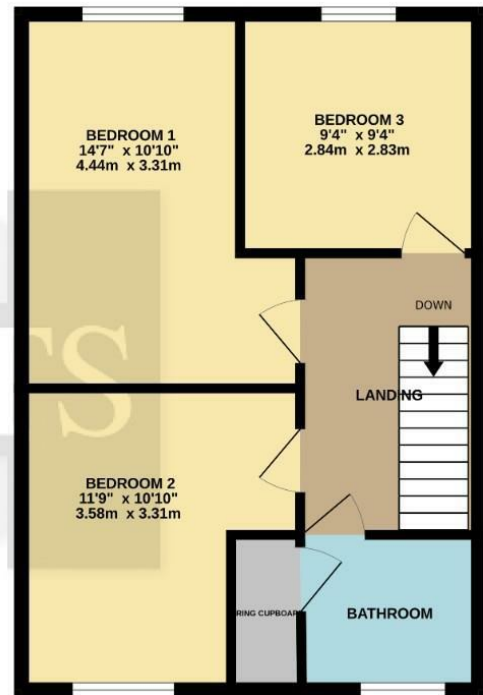
Local Authority: West Northamptonshire

Council Tax Band: A

GROUND FLOOR
469 sq.ft. (43.5 sq.m.) approx.



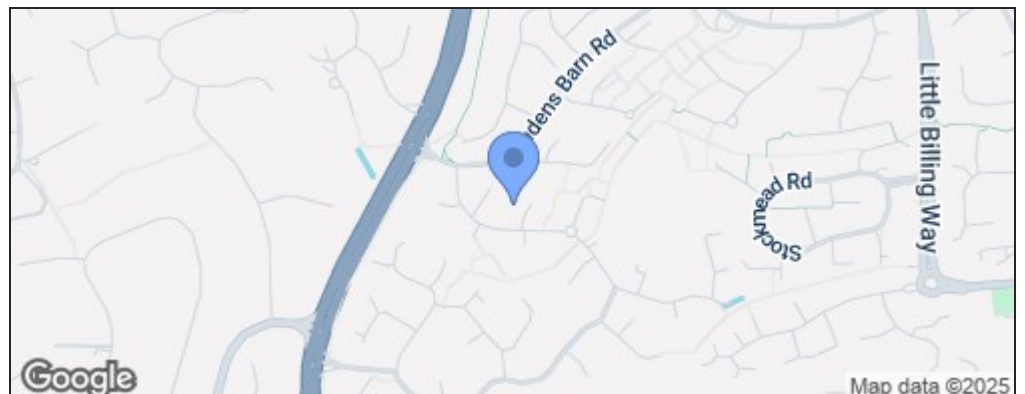
1ST FLOOR
469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.1 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	88
(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 



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.