

**88 Alcombe Road
The Mounts
NORTHAMPTON
NN1 3LF**

£210,000



- MID-TERRRACED HOME
- THROUGH LOUNGE/DINER
- UPVC WINDOWS
- WALKING DISTANCE TO TOWN

- EXTENDED KITCHEN
- UPSTAIRS BATHROOM
- RADIATOR HEATING
- ENERGY EFFICIENCY RATING: D

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A larger than average fully refurbished and extended terraced home offering two bedrooms, a through lounge/diner and double length kitchen. Heating is via gas to radiators and all windows are uPVC. Attractive rear garden which is fully enclosed. Walking distance to the town centre.

Ground Floor

Entrance Hall

Entry through composite partly glazed door, laminate flooring, radiator, stairs rising to first floor.

Lounge/Dining Room

22'6" x 12'10" max (6.88 x 3.93 max)

Exposed brick chimney breast, two radiators, laminate flooring, arched recess to dining area, windows to front and rear elevations, door to kitchen.

Kitchen

25'9" x 6'1" (7.85 x 1.87)

Extended kitchen offering wall and base cupboards, roll edge work surface space, integrated one and a half electric oven, inset gas hob with extractor fan over, inset single drainer stainless steel sink unit, washing machine, tall standing fridge/freezer, breakfast bar area, spot lights to ceiling, tiled floor, windows to side and rear elevations, partly glazed UPVC door to rear garden, door to cellar.

Cellar

14'0" x 9'8" (4.29 x 2.95)

Single cellar with light and power connected.

First Floor

Landing

Access to loft area.

Bedroom One

14'3" x 10'5" max (4.35 x 3.20 max)

Recess to side of chimney breast, radiator, window to front elevation.

Bedroom Two

10'11" x 10'5" max (3.34 x 3.19 max)

Laminate flooring, radiator, window overlooking rear garden.

Bathroom

Three piece white suite comprising panel bath with mixer shower and screen, pedestal wash hand basin, close coupled W/C, full height tiling to bath and shower area, single panel radiator, frosted window to rear elevation.

Externally

Rear Garden

Decking area onto small lawn with pebbled edges, outside cold water tap, fully enclosed by a mixture of timber panel fencing and brick retaining wall.

Agents Notes:

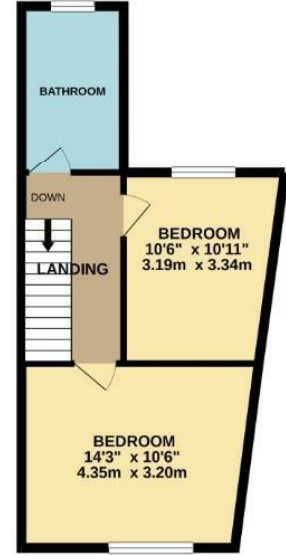
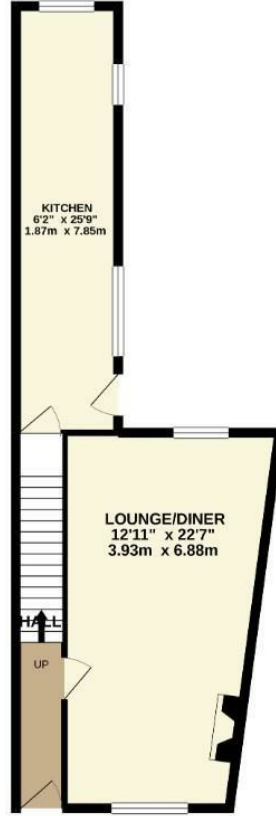
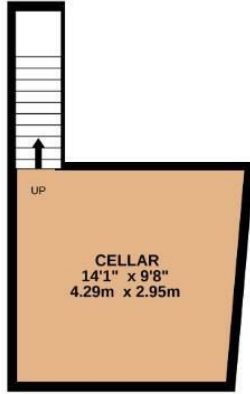
Council Tax Band: A



BASEMENT

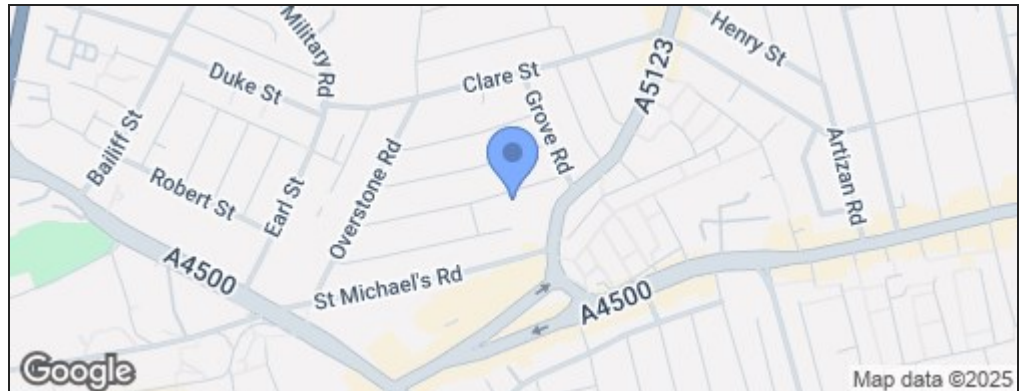
GROUND FLOOR

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) A			
(81-91) B			84
(69-80) C		66	
(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		



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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.