

**31 Southfield Avenue
Far Cotton
NORTHAMPTON
NN4 8AQ**

£200,000



- **TOWN CENTRE LOCATION**
- **OFF ROAD PARKING**
- **IDEAL FIRST HOME**
- **NO UPPER CHAIN**
- **TWO DOUBLE BEDROOMS**
- **RADIATOR HEATING**
- **INVESTMENT POTENTIAL**
- **ENERGY EFFICIENCY RATING : C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

An ideal first home or investment, this modern, mid-terrace property is situated close to Northampton Town Centre, University, local shops and amenities, with off road parking to the rear. The accommodation comprises; an entrance hall, lounge/diner and kitchen on the ground floor, with two double bedrooms, and a bathroom on the first floor. The property also benefits from double glazing, gas radiator central heating, and front and rear gardens.

Entrance Hall

Enter via a panelled door, stairs rising to first floor.

Kitchen

9'10" x 7'5" max (3.00m x 2.26m max)

Fitted with a range of wall and base level units with roll top work surfaces over, integrated oven and hob, stainless steel sink drainer unit, space and plumbing for a washing machine, fridge freezer point, double glazed window to front aspect,

Lounge/Diner

14'2" x 11'10 (4.32m x 3.61m)

Sliding patio door to rear aspect, radiator, television point.

Landing

Loft access, doors to the first floor rooms.

Bedroom One

11'10" x 8'11" (3.61m x 2.72m)

Double glazed window to rear aspect, radiator.

Bedroom Two

11'10" x 8'3" (3.61m x 2.51m)

Double glazed window to front aspect, cupboard housing hot water tank, radiator.

Bathroom

Fitted with a suite comprising a panelled bath with a shower and screen over, sink unit with storage under, low level W.C., tiling to splash back areas, radiator.

Front Garden

A small front garden enclosed by a dwarf wall.

Rear Garden

Mainly laid to lawn with patio areas, various flowers and shrubs, gated rear access leading to car park, enclosed by wooden fencing.

Off Road Parking

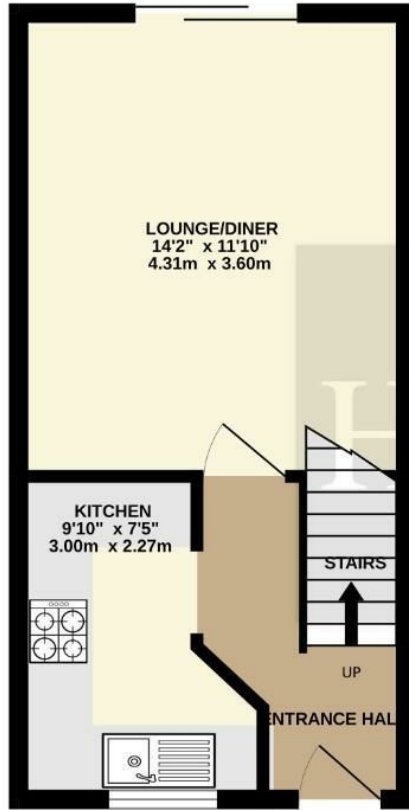
Allocated parking for two vehicles located in a car park to the rear of the property.

Agents Note

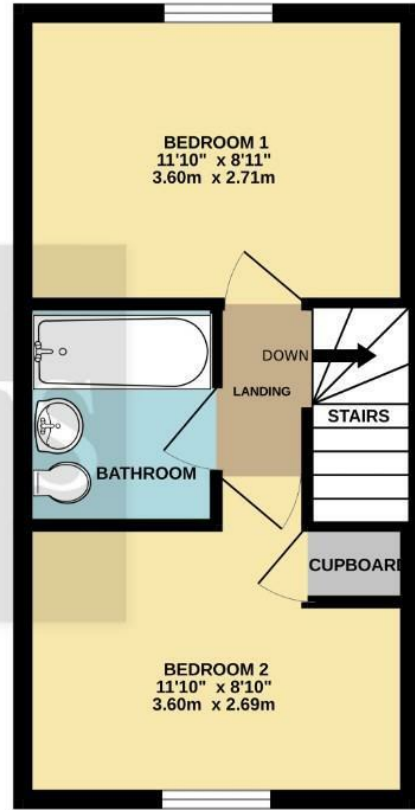
Local Authority: West Northamptonshire Council

Council Tax Band: B



GROUND FLOOR
283 sq.ft. (26.3 sq.m.) approx.

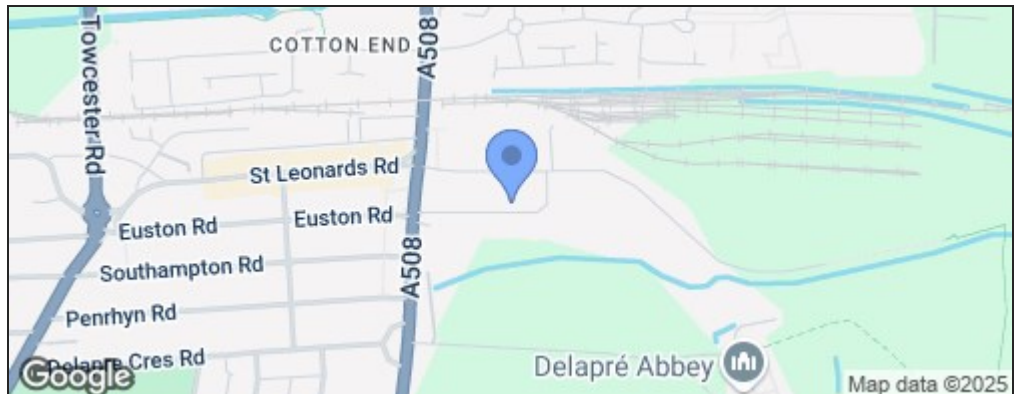


1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 566 sq.ft. (52.6 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		90
(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.