

**21 Damherst Piece
Brixworth
NORTHAMPTON
NN6 9HU
£1,000 Per Month**



- AVAILABLE MAY
- SUN ROOM
- GAS RADIATOR HEATING
- CUL DE SAC

- TWO BEDROOMS
- DOUBLE GLAZING
- POPULAR VILLAGE LOCATION
- ENERGY EFFICIENCY RATING: C

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



PERSONAL • PROFESSIONAL • PROACTIVE

Available from May 2025 A well presented two bedroom end of terrace home situated in a quiet cul-de-sac in the popular village of Brixworth, within walking distance of local amenities and falling within the catchment for Brixworth Primary School. The accommodation comprises an entrance hall, a spacious sitting/dining room, a kitchen/breakfast room, a bright sun room, two first floor bedrooms, and a stylishly refitted shower room. The property benefits from gas radiator heating and uPVC double glazing throughout. Outside, there is a partially enclosed lawned front garden and a private rear garden featuring a lawn, paved patio, and raised decked seating area, offering a great space for relaxing or entertaining.

Ground Floor

Entrance Hall

Approached via entrance door, access to;

Lounge/Diner

18'10" x 11'8" (5.75m x 3.57)

Window to the front aspect, radiator, stairs rising to the first floor.

Kitchen

11'8" x 8'4" (3.57m x 2.56m)

Window to the rear aspect, sink unit set into a range of base units with work surfaces over, tiled splash backs, matching wall mounted units, plumbing for washing machine, radiator, door to;

Sun Room

7'11" x 7'8" (2.42m x 2.34m)

Window to the rear and side aspects, door leading to the rear garden.

First Floor

Landing

Doors to;

Bedroom One

11'8" x 9'8" (3.57m x 2.97m)

Window to the front aspect, radiator.

Bedroom Two

11'8" x 8'4" (3.57m x 2.56m)

Window to the rear aspect, radiator.

Shower Room

Modern white suite comprising, wash hand basin, low level wc, shower cubicle, chrome heated towel rail.

Externally

Front Garden

Partially enclosed lawned front garden.

Rear Garden

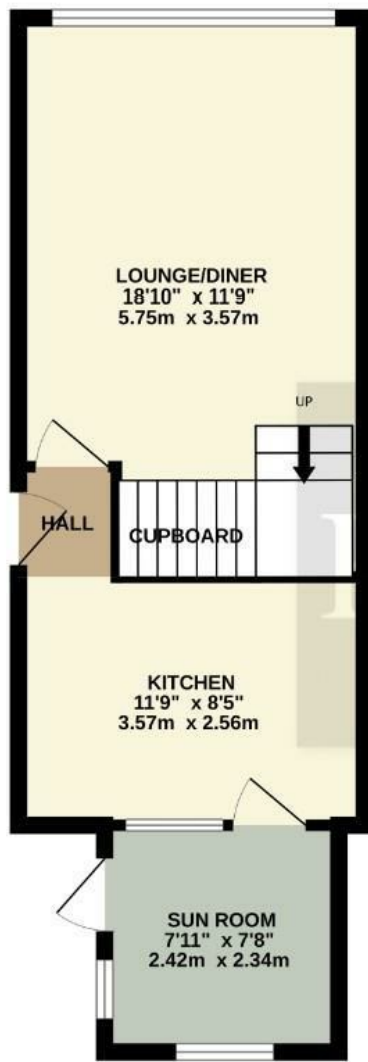
Private rear garden featuring a lawn, paved patio, and raised decked seating area, offering a great space for relaxing or entertaining.

Agents Note

West Northamptonshire Council

Council Tax Band: B

GROUND FLOOR



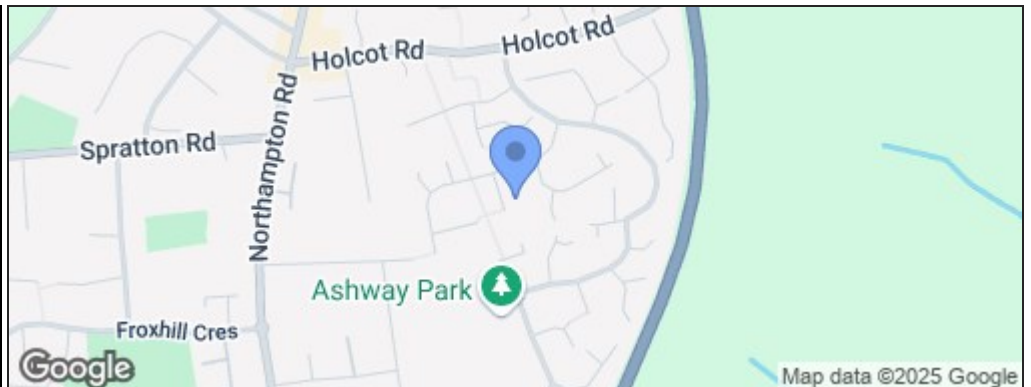
1ST FLOOR



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		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.