

**50 Great Holme Court
Thorplands
NORTHAMPTON
NN3 8AD**

£214,950



- **SIX BEDROOMS**
- **END OF TERRACE**
- **CORNER PLOT**
- **UPVC DOUBLE GLAZED**
- **GARDENS**

- **THREE STOREY**
- **GAS RADIATOR CENTRAL HEATING**
- **NO CHAIN**
- **NEEDS REFURBISHMENT**
- **ENERGY EFFICIENCY RATING: TBC**

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 £214,950 for (50 Great Home 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 storey, six bedroom, end of terrace property, situated on the East side of Northampton. The property comprises: entrance hall, lounge, kitchen and cloakroom on the ground floor. The six bedrooms are spread out across the top two floors with the family bathroom situated on the second floor. Additional benefits include gas to radiator heating and gardens to front and rear.

Ground Floor

Entrance Hall

Radiator, stairs leading to first floor landing, doors to:

Cloakroom

Suite comprising low level W/C, hand wash basin, tiled flooring, window to front.

Lounge

14'3" x 11'1" (4.36 x 3.38)

Laminate flooring, radiator, built in storage cupboard, windows to rear, patio door to rear.

Kitchen

12'0" x 10'5" (3.68 x 3.19)

Comprising sink unit with base cupboard below, a range of floor standing cupboards with worktops above, tiling above work surfaces, eye level cupboards, gas hob with extractor fan above, electric oven, plumbing for washing machine, walk in pantry with wall mounted gas fired boiler, further storage cupboard.

First Floor

Landing

Stairs leading to second floor, doors to:

Bedroom

17'7" x 11'0" (5.36 x 3.37)

Laminate flooring, radiator, two windows to rear, built in storage cupboard.

Bedroom

11'4" x 8'10" (3.46 x 2.70)

Laminate flooring, radiator, window to front.

Bedroom

8'11" x 5'10" (2.73 x 1.80)

Radiator, laminate flooring, window to front, built in wardrobe.

Second Floor

Landing

Access to loft, two large built in storage cupboards, doors to:

Bedroom

11'1" x 9'4" (3.38 x 2.85)

Laminate flooring, radiator, window to rear.

Bedroom

11'10" x 10'8" (3.62 x 3.26)

Laminate flooring, radiator, window to front.

Bedroom

7'6" x 7'9" (2.30 x 2.38)

Radiator, wardrobe space, window to rear.

Bathroom

Suite comprising bath unit, low level W/C, wash hand basin, tiled floor, tiled splash areas, radiator, window to front.

Externally**Front Garden**

Mainly laid to lawn, picket fence, pathway leading to front door.

Rear Garden

Paved patio area leading to lawn, timber fencing, rear gated access.

Agents Notes

Local Authority: West Northamptonshire

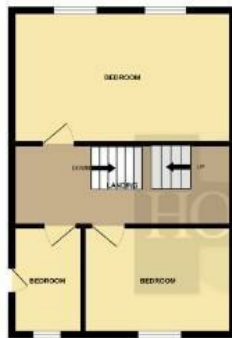
Council Tax Band: B



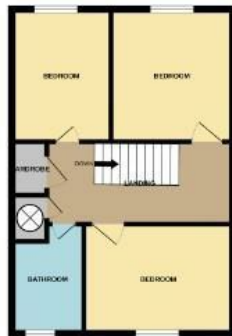
GROUND FLOOR



1ST FLOOR



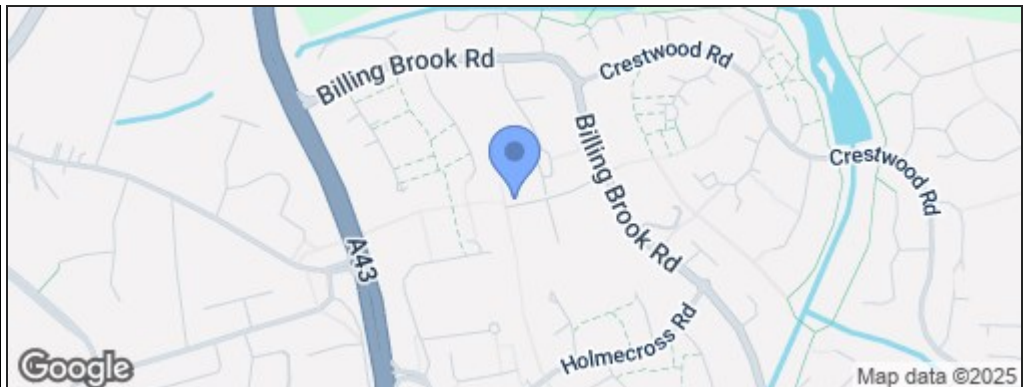
2ND FLOOR



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 firms employment has the authority to make or give any representation or warranty in respect of the property.