

**11 Garners Way
Harpole
NORTHAMPTON
NN7 4DN**

Offers Over £250,000



- NO ONWARD CHAIN
- SOLD BY INFORMAL TENDER
- VILLAGE LOCATION
- KITCHEN / DINER
- GAS RADIATOR HEATING

- IN NEED OF REFURBISHMENT
- THREE BEDROOMS
- LARGE REAR GARDEN
- DOUBLE GLAZING
- ENERGY RATING: C

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



PERSONAL • PROFESSIONAL • PROACTIVE

Offered by Informal Tender - All offers to be received before 21st August.

Set in this sought after village and requiring refurbishment, this family home offers great potential and has accommodation comprising of entrance hall, lounge, kitchen/diner, and a utility room to the ground floor with three bedrooms and a bathroom upstairs. Outside there is a gravelled area to the front and a good size rear garden. Further benefits include uPVC double glazing and gas radiator heating.

Ground Floor

Entrance Porch

Enter via obscured double glazed door, door leading to utility area, door leading to entrance hall.

Entrance Hall

Doors leading to lounge and kitchen/diner, stairs rising to first floor.

Lounge

16'0" x 11'1" (4.9 x 3.4)

Two windows to rear aspect, open fireplace.

Kitchen/Diner

9'11" x 11'6" (3.03 x 3.52)

Wall and base level units with work surfaces over, stainless steel sink and drainer unit, space for washing machine, space for fridge/freezer, space for cooker, tiled splash backs, window to front aspect, door leading to pantry.

Utility Area

Space and plumbing for washing machine, window to rear aspect, obscured glass panelled double glazed door leading to rear garden.

First Floor

Landing

Loft access, airing cupboard, doors to all rooms.

Bedroom One

16'0" x 8'3" widening 11'3" (4.9 x 2.53 widening 3.43)

Window to rear aspect, door leading to walk-in wardrobe.

Bedroom Two

9'11" x 11'6" (3.03 x 3.52)

Window to front aspect.

Bedroom Three

11'1" x 9'11" max (3.39 x 3.03 max)

Window to rear aspect.

Bathroom

Three piece suite comprising W/C, pedestal sink, panelled bath with electric shower over, tiled splashbacks, obscured window to rear aspect.

Externally

Front Garden

Gravelled area, path to front door.

Rear Garden

Laid mainly to patio and lawn, enclosed by fencing, various established shrubs and trees.

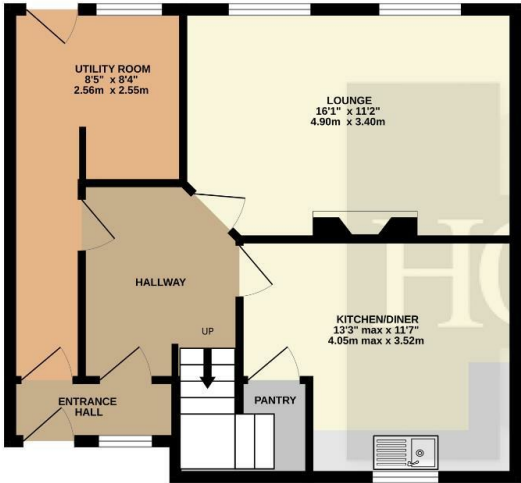
Agents Notes

Council Tax Band: C

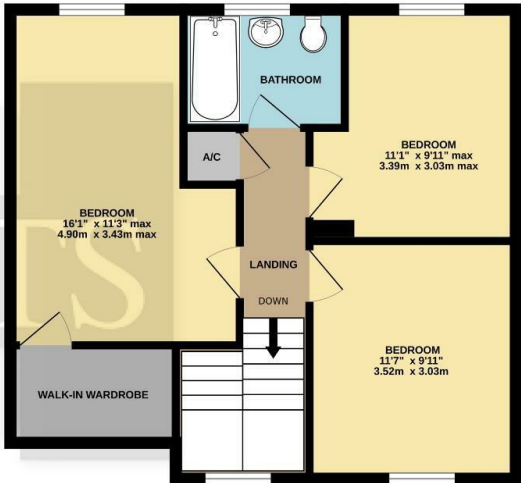




GROUND FLOOR



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