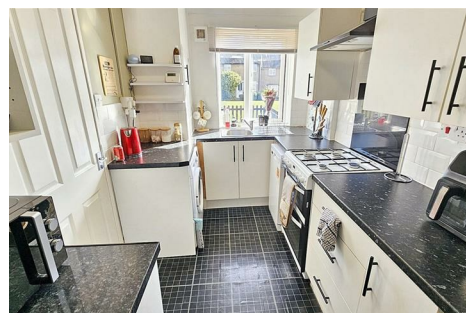


**9 Cartmel Place
Eastfield
NORTHAMPTON
NN3 2AW**

£210,000



- **THREE BEDROOMS**
- **RE-FITTED KITCHEN**
- **GARDEN**
- **UPVC DOUBLE GLAZED**
- **ENERGY EFFICIENCY RATING: D**

- **TERRACED**
- **RE-FITTED BATHROOM**
- **VIEWS OVER EASTFIELD PARK**
- **GAS RADIATOR HEATING**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A modern three bedroom mid terrace property situated close to Northampton town centre and with views over Eastfield Park and Play Ground. The accommodation comprises entrance hall, lounge/dining room, recently re-fitted kitchen and utility room the to ground floor. The first floor accommodation comprises of three bedrooms and bathroom. Additional benefits include double glazing, gas to radiator heating and front and rear gardens.

Ground Floor

Entrance Hall

Radiator, storage cupboard, doors to kitchen and sitting room.

Kitchen

11'9" x 6'6" (3.6 x 2)

UPVC double glazed window to front elevation, door way to utility room, integrated double oven, cooker point, space for white goods, single sink and drainer unit with mixer tap over, coving to ceiling, tiled splash backs.

Study/Utility Room

6'10" x 6'10" (2.1 x 2.1)

Door to rear elevation.

Lounge/Dining Room

19'4" x 9'6" (5.9 x 2.9)

UPVC double glazed window to front elevation, double doors to rear elevation, two radiators, gas fire, stairs rising to first floor.

First Floor

Landing

Bedroom One

11'9" x 9'6" (3.6 x 2.9)

UPVC double glazed window to front elevation, storage cupboard, single panel radiator.

Bedroom Two

7'2" x 9'10" (2.2 x 3.0)

UPVC double glazed window to front elevation, wall mounted radiator.

Bedroom Three

11'9" x 6'6" (3.6 x 2)

UPVC double glazed window to rear elevation, built in cupboards, radiator.

Bathroom

7'6" x 5'2" (2.3 x 1.6)

Three piece suite comprising low level W/C, hand wash basin in vanity unit, P shaped bath with shower over, storage cupboard, radiator, UPVC double glazed obscure window to front elevation.

Externally

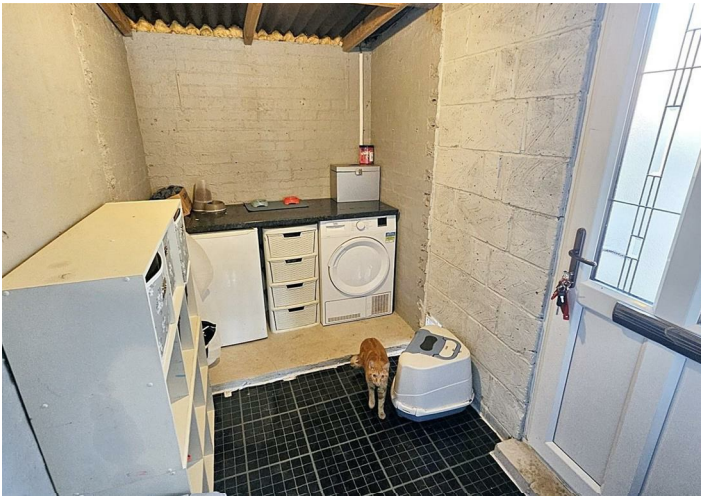
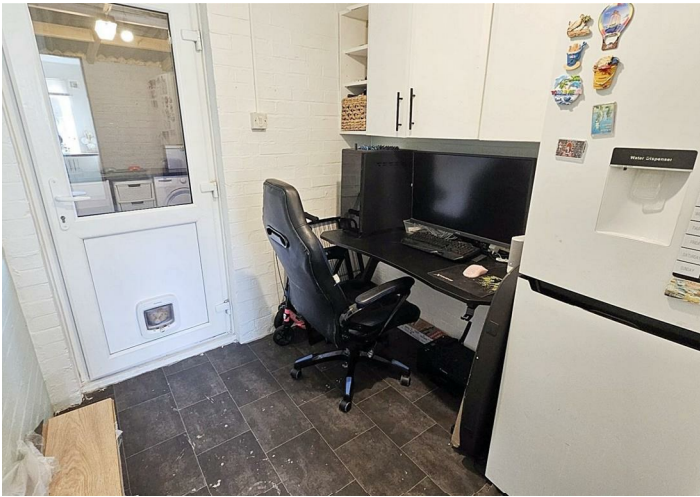
Front Garden

Laid to lawn.

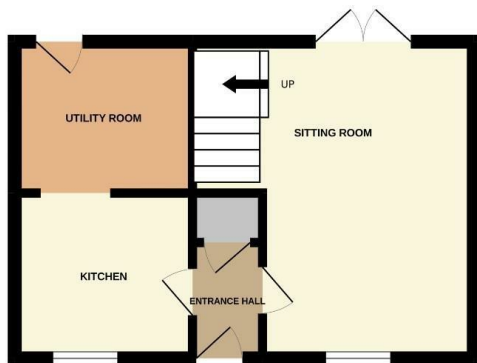
Rear Garden

Paved patio, leading to lawn, Out side covered utility area.

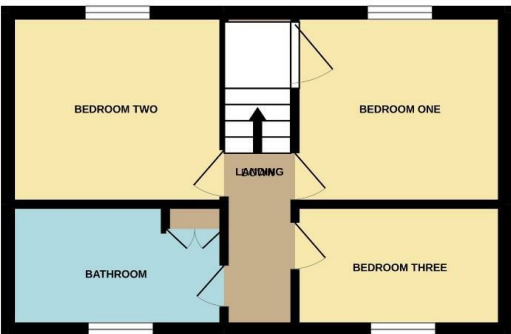




GROUND FLOOR

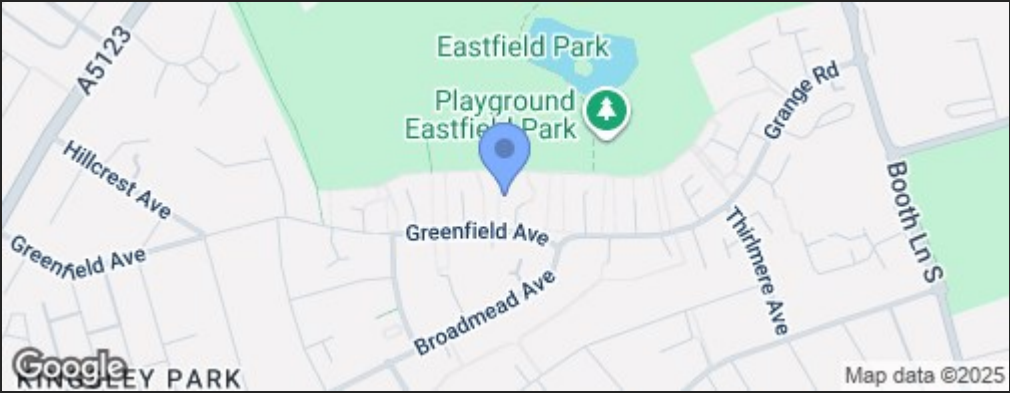


1ST FLOOR



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.
Made with Metropix ©2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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.