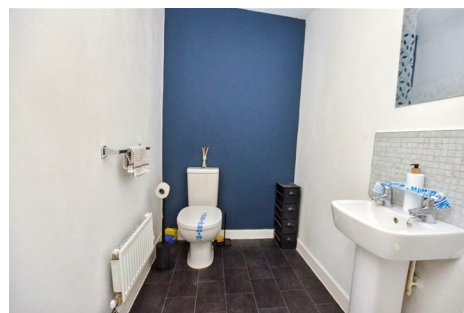
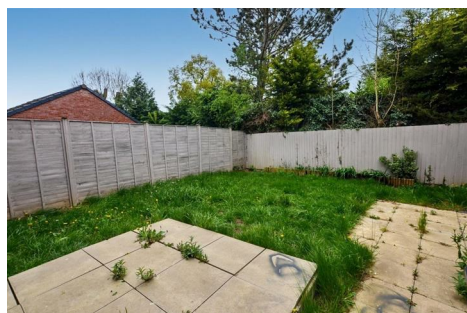


**100 Johns Road
Bugbrooke
NORTHAMPTON
NN7 3PZ**

£235,000



- **TWO BEDROOMS**
- **NO ONWARD CHAIN**
- **ENCLOSED REAR GARDEN**
- **VILLAGE LOCATION**

- **SEMI DETACHED**
- **DRIVEWAY AND GARAGE**
- **DOWNSTAIRS CLOAKROOM**
- **ENERGY RATING: C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

PUBLIC NOTICE: Horts are now in receipt of an offer for the sum of £235,000 for 100 Johns Road, Bugbrooke. Anyone wishing to place an offer on this property should contact Horts Estate Agents, 1 Guildhall Road, Northampton, 01604 639933 before exchange of contracts.

Set in a modern development in this popular village and offered with no onward chain, the accommodation comprises of entrance hall, cloakroom, kitchen and lounge to the ground floor, upstairs there are two double bedrooms and a family bathroom. Outside there is a driveway to the side, leading to a garage and an enclosed garden to the rear. Further benefits include double glazing and gas radiator heating.

Ground Floor

Entrance Hall

Enter through double glazed door, stairs rising to first floor, understairs storage cupboard, doors leading to kitchen, lounge and cloakroom.

Lounge

10'1" x 16'1" (3.08 x 4.91)

Window to rear aspect, door leading to rear garden.

Kitchen

9'1" x 9'1" (2.77 x 2.77)

Fitted with a range of wall and base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, fitted electric oven, fitted gas hob with extractor over, tiled splash backs, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, window to front aspect.

Cloakroom

Fitted with a two piece suite comprising low level W/C, pedestal mounted sink, tiled splash backs, extractor fan.

First Floor

Landing

Loft access, storage cupboard, doors to all rooms, window to side aspect.

Bedroom One

8'11" x 16'0" (2.74 x 4.89)

Two windows to front aspect, built in storage cupboard.

Bedroom Two

8'10" x 8'5" (2.7 x 2.57)

Window to rear aspect.

Bathroom

Fitted with a three piece suite comprising low level W/C, pedestal mounted sink, panelled bath with fitted shower over, tiled splashbacks, extractor fan, obscure window to rear aspect.

Externally

Front Garden

Grass area, enclosed by hedging, driveway providing off road parking for two vehicles leading to garage.

Rear Garden

Laid to patio and lawn, enclosed by timber fencing, gated side access.

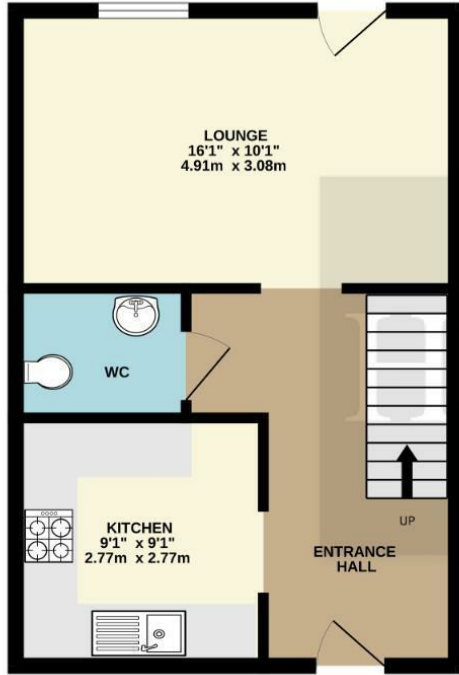
Agents Notes

Local Authority: South Northamptonshire

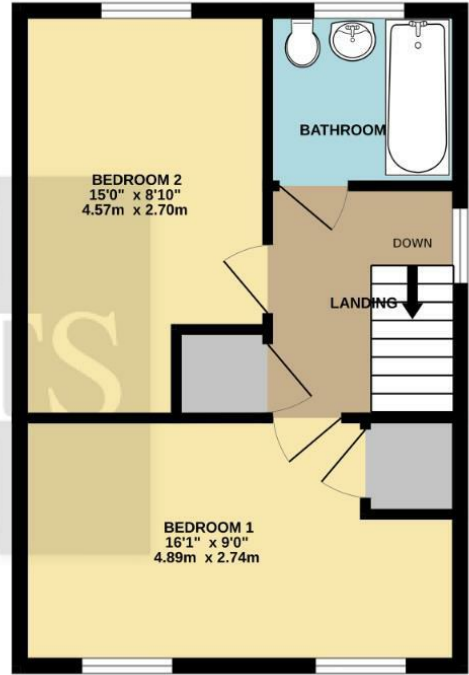
Council Tax Band: C



GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.

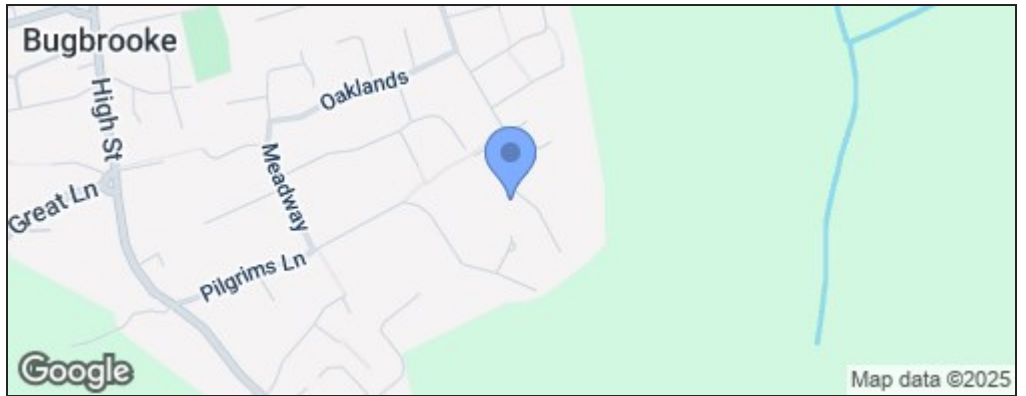


1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.5 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		92
(81-91) B		
(69-80) C	78	
(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.