

**71 Hartwell Road
Ashton
NORTHAMPTON
NN7 2JR**

£310,000



- TWO BEDROOM STONE COTTAGE
- OFF ROAD PARKING
- ORIGINAL FEATURES
- COURTYARD REAR GARDEN
- NO CHAIN

- SOUGHT AFTER VILLAGE LOCATION
- TWO SEPARATE STONE STORAGE BARNs
- SUN ROOM
- PRIVATE FRONT GARDEN
- ENERGY EFFICIENCY RATING: D

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A delightful terraced cottage on Hartwell Road offers a perfect blend of character and modern living. With its older architecture, the property exudes a warm and inviting atmosphere.

Upon entering, you will find a spacious reception room that serves as the heart of the home, providing a comfortable space for relaxation and entertaining. The cottage boasts two well-proportioned bedrooms. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is its deceptively large layout, which maximises the available space, making it feel much larger than one might expect from a cottage.

For those with vehicles, the property includes parking for two vehicles, a valuable asset in this sought-after village location. Ashton is known for its picturesque surroundings and community spirit, making it a desirable place to call home.

In summary, this charming two bedroom cottage with its appealing features and prime location, this property is sure to attract interest from a variety of buyers.

Ground Floor

Entrance Porch

Tiled flooring, door to:

Lounge/Dining Room

17'4" x 14'5" (5.30 x 4.40)

Feature fireplace with burner, exposed beams, oak flooring, radiators, TV point, stairs leading to first floor landing, uPVC double glazed window to front, doors to:

Kitchen

13'1" x 8'11" max (4.01 x 2.74 max)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, fitted gas hob, electric oven, tiled flooring, plumbing for washing machine, uPVC double glazed window to rear, door to rear.

Sun Room

14'2" x 6'7" (4.32 x 2.03)

uPVC construction with double glazed windows to three sides, French doors out to courtyard garden, tiled flooring.

Bathroom

Suite comprising bath unit with shower unit above, hand wash basin, tiled splash backs and flooring, radiator, uPVC double glazed window to rear.

First Floor

First Floor Landing

Doors to:

Bedroom One

13'10" x 9'6" (4.22 x 2.91)

Radiator, exposed beams, uPVC double glazed window to front.

Bedroom Two

10'6" x 7'10" (3.21 x 2.41)

Radiator, exposed beams, uPVC double glazed window to rear.

Externally**Front Garden**

Private front garden enclosed by timber fencing, gated access and pathway leading to front door, off road parking for two cars.

Rear Garden

Courtyard rear gardens, paved, large oak shed with power and lighting.

Barns

Tow large stone barn to the side of property for storage.

Agents Notes

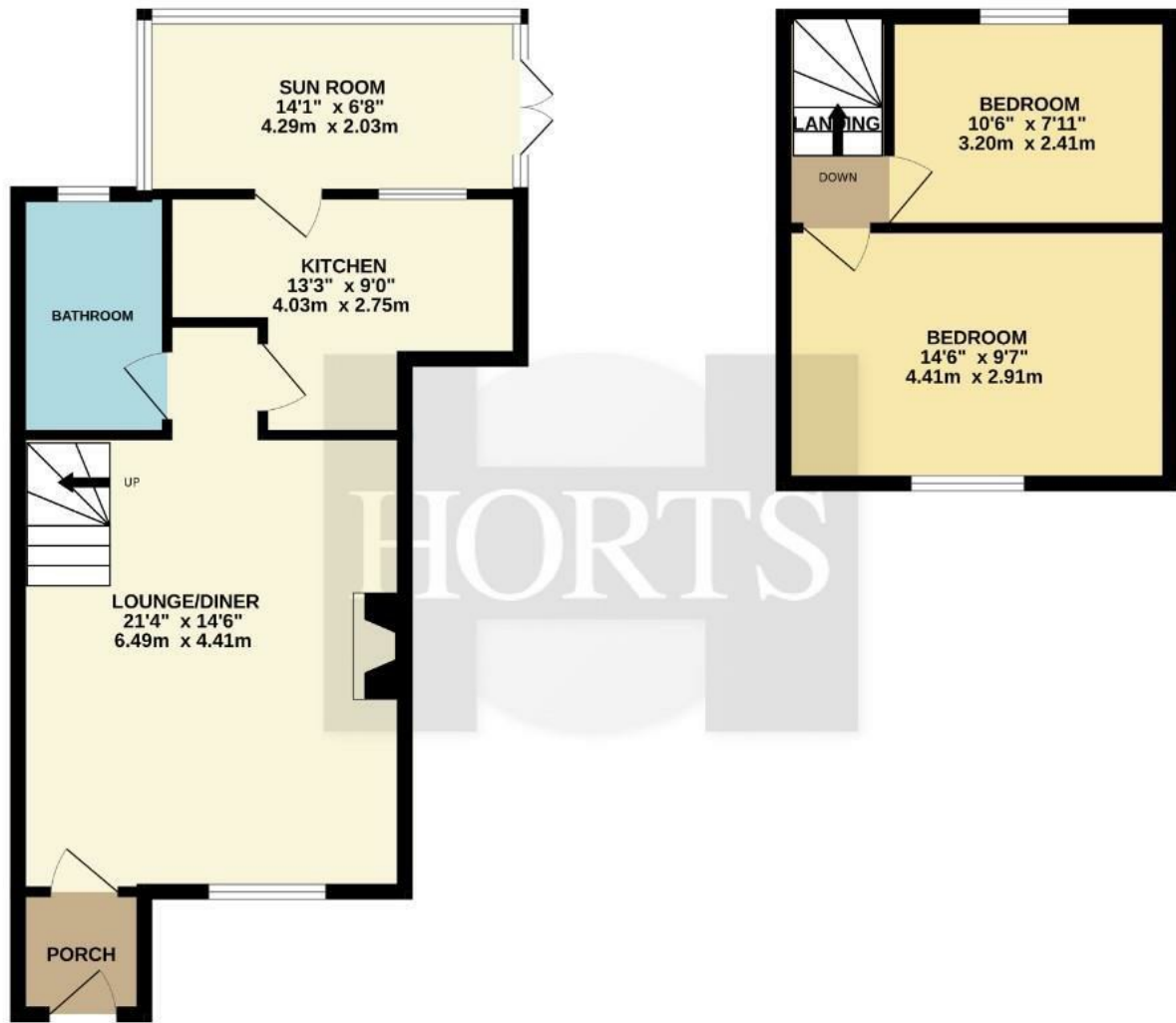
Council Tax Band: B





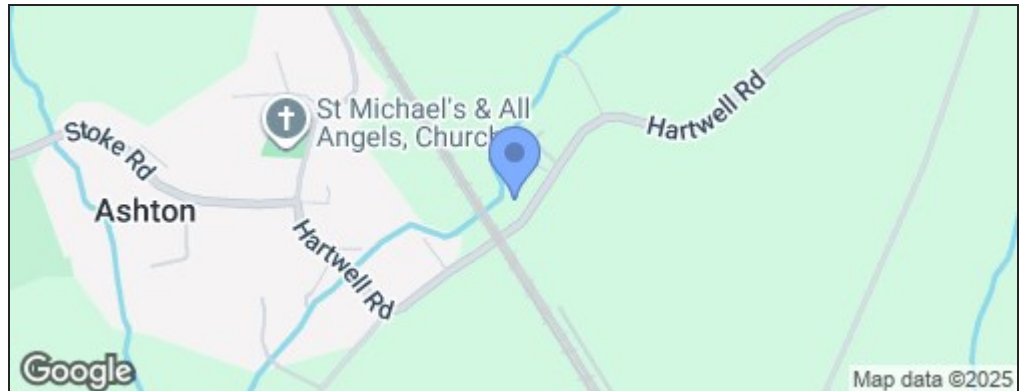
GROUND FLOOR
513 sq.ft. (47.6 sq.m.) approx.

1ST FLOOR
252 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 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		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.