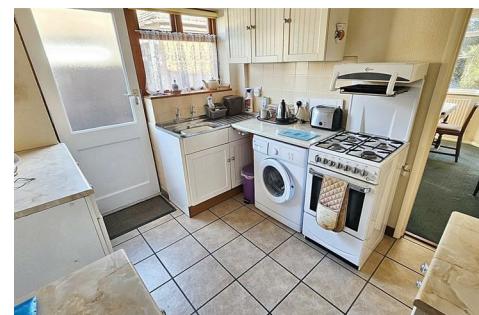


**28 Coaching Walk
Westone
NORTHAMPTON
NN3 3EX**



Offers In Excess Of



- **SEMI-DETACHED**
- **TWO BEDROOMS**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING**
- **FRONT AND REAR GARDENS**

- **BUNGALOW**
- **SEPARATE RECEPTION ROOMS**
- **GAS TO RADIATOR HEATING**
- **SINGLE GARAGE**
- **ENERGY EFFICIENCY RATING: TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A mature two/three bedroom semi detached bungalow situated in the popular area of Westone.

The accommodation comprises entrance hall, lounge, kitchen, dining room/bedroom three, conservatory, two bedrooms and shower room.

The property also benefits gas radiator heating, uPVC double glazing, single garage,, loft room and gardens to front and rear. No Chain

Ground Floor

Entrance Hall

Radiator, loft access with pull down ladder, doors to:

Lounge

12'9" x 10'4" (3.90 x 3.16)

Feature fireplace, radiator, double glazed patio doors to rear.

Kitchen

9'6" x 7'11" (2.92 x 2.42)

Comprises sink unit with base cupboard below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, cooker point, plumbing for washing machine, tiled flooring, double glazed window to side, door to side, radiator, doors to:

Dining Room/Bedroom Three

9'6" x 11'3" into bay (2.91 x 3.45 into bay)

Radiator, double glazed bay window to rear.

Conservatory

10'4" x 8'1" (3.17 x 2.48)

UPVC constructed with double glazed windows to side and rear, French doors to rear garden, power and light connected.

Bedroom One

13'3" x 10'4" (4.06 x 3.16)

Wardrobe, radiator, UPVC double glazed bay window to front.

Bedroom Two

9'5" x 7'5" (2.88 x 2.28)

Radiator, UPVC double glazed window to front.

Shower Room

Suite comprising shower cubicle with shower unit above, hand wash basin, low level W/C, tiled splash areas, radiator, double glazed window to side.

First Floor

Converted Loft

13'5" x 12'3" (4.11 x 3.74)

Eve storage, radiator, UPVC double glazed window to rear.

Externally

Front Garden

Surrounded by brick built dwarf wall, mainly laid to gravel with beds, concrete driveway for off road parking for up to three vehicles.

Garage

Single detached garage, up and over door, power and light connected.

Rear Garden

Paved patio area leading to lawn, flower and shrub borders, mature plants and trees, side access

Agents Notes

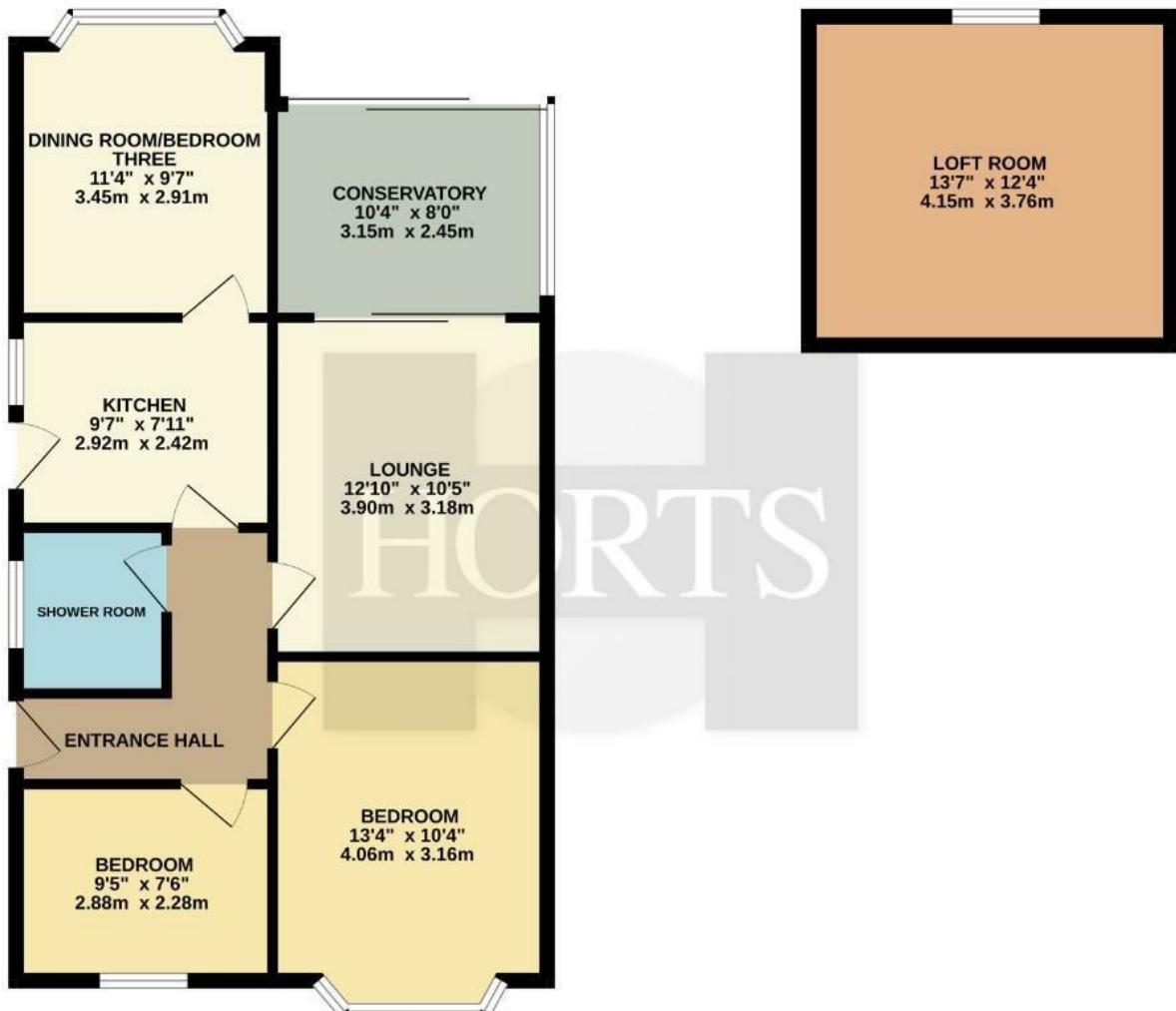
Council Tax Band: C





GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.

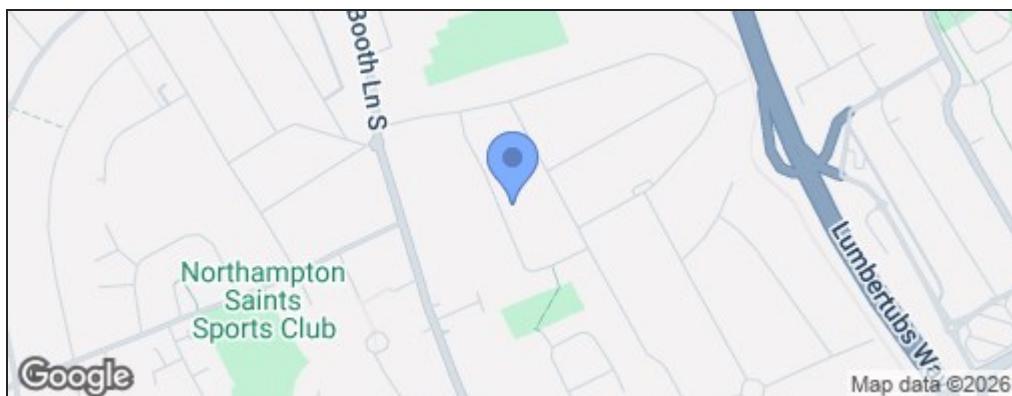
1ST FLOOR
168 sq.ft. (15.6 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq.ft. (79.9 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 generalality 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.