

**91 Salisbury Street
Semilong
NORTHAMPTON
NN2 6BP**

£950 PCM



- *****AVAILABLE OCTOBER*****
- **LOUNGE/DINER**
- **FITTED BATHROOM**
- **ENERGY EFFICIENCY RATING: D**

- **TWO BEDROOMS**
- **FITTED KITCHEN**
- **GAS RADIATOR HEATING**
- **COUNCIL TAX BAND: A**

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



PERSONAL • PROFESSIONAL • PROACTIVE

****Available October****A well presented Victorian terrace comprising; lounge/dining room, fitted kitchen with built in oven and hob, two bedrooms and a refitted four piece bathroom suite. Outside is an enclosed rear garden. Further benefits include uPVC double glazing and gas radiator heating.

Lounge/Diner

21'4" x 13'1" (6.52 x 4.00)

Approached via entrance door. Window to front aspect. Radiator. Stairs Rising To First Floor. Window to rear aspect. Door to;

Kitchen

10'5" x 6'9" (3.18 x 2.06)

Window to side aspect and door to rear courtyard. Fitted Kitchen comprising; stainless steel sink unit set into a range of base units. Work surfaces over. Tiled splash backs. Matching wall mounted units. Built in oven and hob. Canopy extractor hood. Plumbing for washing machine. Radiator. Door to cellar.

Landing

Doors leading to;

Bedroom One

13'1" x 10'9" (4.00 x 3.28)

Window to the front aspect. Radiator. Victorian cast iron fireplace,

Bedroom two

11'7" x 7'8" (3.55 x 2.36)

Window to rear aspect. Radiator.

Bathroom

Window to the rear aspect. refitted bathroom comprising; Low level WC, Pedestal wash hand basin. Side panelled bath. Separate shower cubical. Radiator.

Garden

Fully enclosed. Low maintenance garden.

Agency Notes

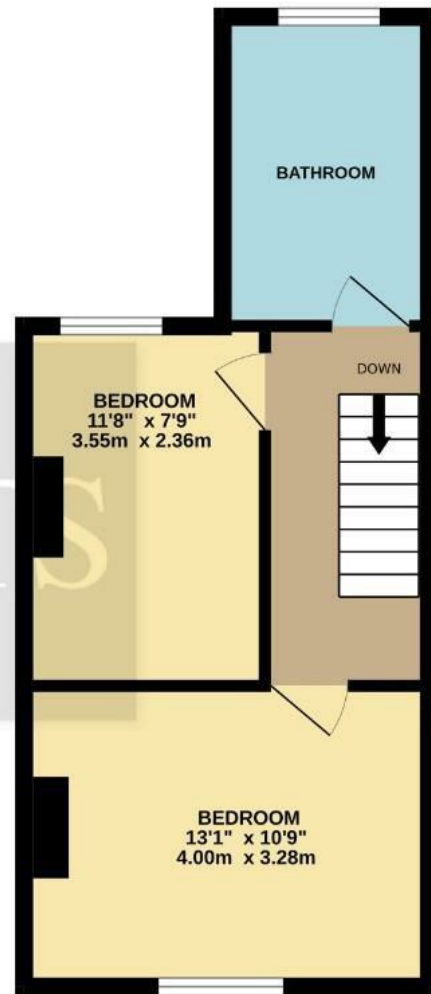
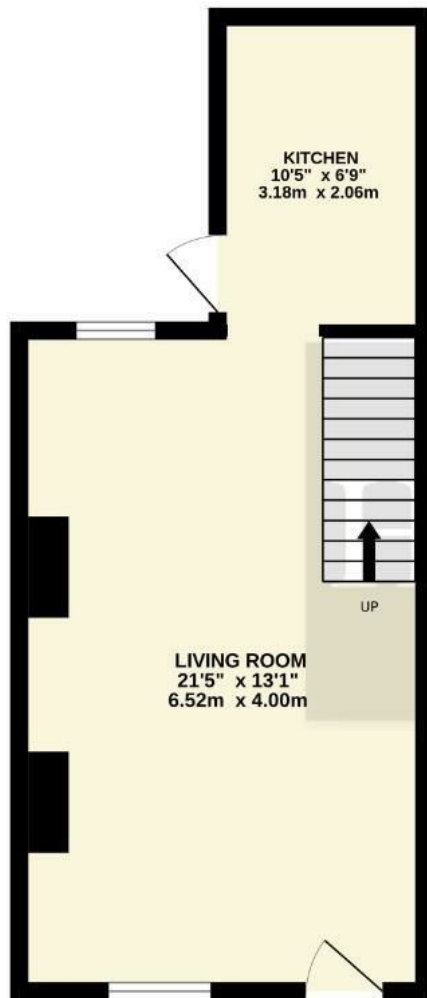
Local Authority: West Northamptonshire Council
Council Tax Band - A

****AGENTS NOTE - HOLDING DEPOSIT****

The equivalent of 1 weeks' rent as holding deposit will be taken to secure the property. This payment will be taken upon the offer being accepted. Should the offer be declined, no payment will be taken. If the references return as acceptable, this will be deducted from the deposit upon move in. Should the references fail, this amount is non-refundable.

GROUND FLOOR

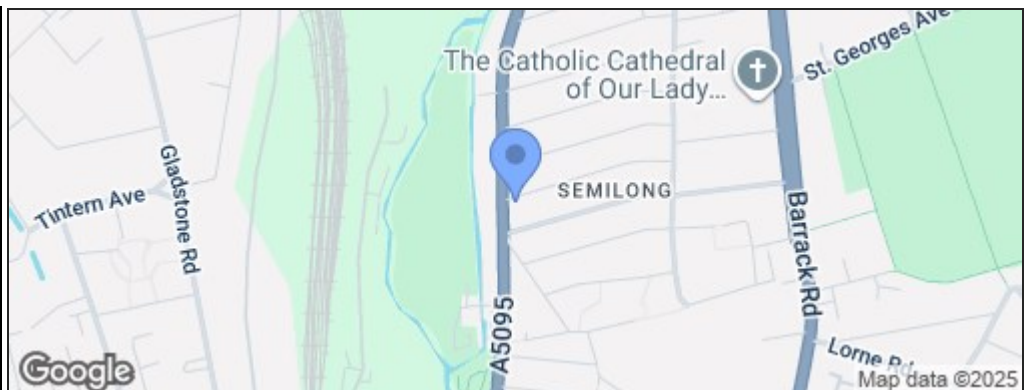
1ST FLOOR



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		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.