

**9 Ripon Close  
Sandringham Gardens  
NORTHAMPTON  
NN4 8RF**

**£1,350 Per Month**



- AVAILABLE NOW
- KITCHEN / DINER
- IMMACULATE CONDITION
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING : D

- THREE BEDROOMS
- UPVC AND RADIATOR HEATING
- CUL-DE-SAC LOCATION
- LARGE GARDEN
- COUNCIL TAX BAND: C

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**\*\*Available now\*\*** A three bedroom semi detached property offered in immaculatet condition, situated in the corner of a cul-de-sac with a large private garden to the rear and off road parking to the front. The accommodation comprises in brief; entrance hall, downstairs wc, lounge, kitchen/diner, three bedrooms, and a shower room. The property also benefits from UPVC double glazing and gas central heating. **\*\*Unfurnished, sorry no pets\*\***

### **Entrance Hall**

Enter via wooden door, UPVC window to side aspect, wooden laminate flooring, radiator.

### **Downstairs WC**

Obscure UPVC window to front aspect, low level wc, corner sink unit with storage under, wooden laminate flooring, chrome heated towel rail.

### **Lounge**

15'8" x 14'6" (4.79 x 4.44)

UPVC window to front aspect, feature fireplace, stairs rising to first floor, under stairs storage cupboard, two radiators.

### **Kitchen / Diner**

14'6" x 8'3" (4.44 x 2.53)

UPVC window and French doors to rear aspect, a range of wall and base units with roll top work surfaces over, stainless steel sink and drainer, integrated fridge/freezer, oven with electric hob over, washing machine, wooden laminate flooring, radiator.

### **First Floor Landing**

UPVC window to side aspect, loft access.

### **Bedroom One**

13'3" x 8'5" (4.06 x 2.59)

UPVC window to front aspect, radiator.

### **Bedroom Two**

10'8" x 8'6" (3.27 x 2.61)

UPVC window to rear aspect, radiator.

### **Bedroom Three**

10'0" x 5'9" (3.06 x 1.77)

UPVC window to front aspect, storage cupboard, radiator.

### **Shower Room**

6'1" x 5'6" (1.87 x 1.70)

Obscure UPVC window to rear aspect, walk in shower, low level wc, sink unit with storage under, chrome heated towel rail.

### **Front Garden**

Block paved area, driveway offering off road parking.

### **Rear Garden**

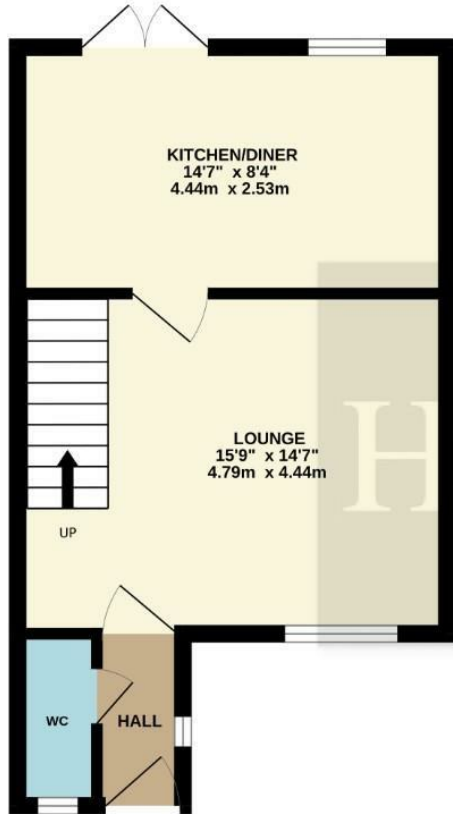
Lawn, patio, and wood chip areas, various mature trees, gated side access, enclosed by wooden fencing.



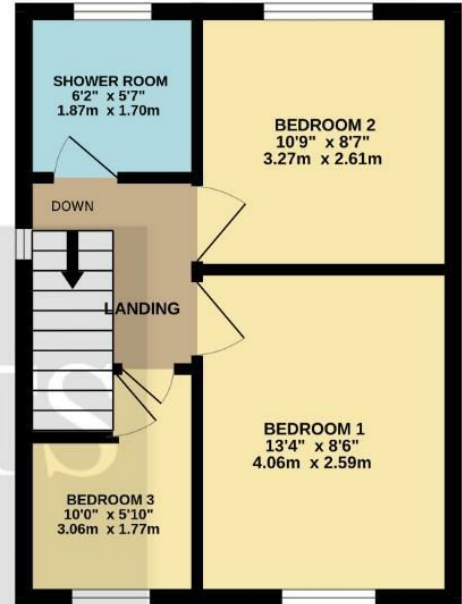




GROUND FLOOR  
316 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR  
284 sq.ft. (26.3 sq.m.) approx.

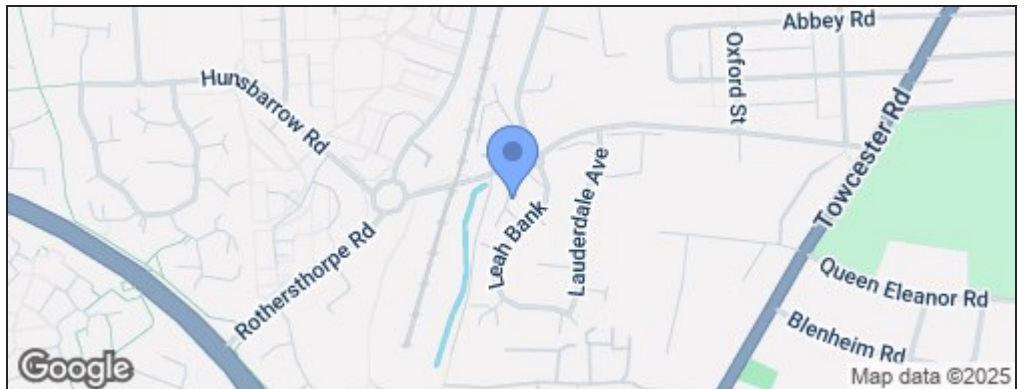


TOTAL FLOOR AREA : 599 sq.ft. (55.7 sq.m.) approx.

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                                 |         | 85                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 65                      |
| (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.