

**78 Cottingham Drive
Moulton
NORTHAMPTON
NN3 7LG**

£240,000



- **THREE BEDROOM**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING**
- **FRONT AND REAR GARDENS**

- **DETACHED**
- **GAS TO RADIATOR HEATING**
- **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 three bedroom chalet style property, that requires modernisation. The accommodation comprises in brief: entrance porch, lounge, inner hallway, kitchen/dining room, bedroom and downstairs bathroom. Two further bedrooms are on the first floor. Additional benefits include gas to radiator central heating, UPVC double glazing, integral garage and gardens to the front and rear.

Ground Floor

Entrance Porch

Door to:

Lounge

13'10" x 11'6" (4.24 x 3.51)

Radiator, UPVC double glazed window to front.

Inner Hallway

Stairs leading to first floor landing, doors to:

Kitchen/Dining Room

21'8" x 9'0" (6.62 x 2.76)

Fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with work tops above, eye level cupboards, electric hob, electric oven, tiled flooring, radiators, UPVC double glazed windows to side, UPVC double glazed window to rear, door to rear garden.

Bedroom One

11'2" x 10'7" (3.42 x 3.25)

Built in wardrobes, UPVC double glazed window to rear.

Shower Room

Suite comprising shower cubicle with shower unit above, hand wash basin, towel rail, UPVC double glazed window to side.

Separate W/C

Comprising low level W/C, hand wash basin, UPVC double glazed window to side.

First Floor

Landing

Doors to:

Bedroom Two

13'7" x 11'5" (4.15 x 3.50)

Radiator, UPVC double glazed window to front.

Bedroom Three

14'5" x 10'4" (4.41 x 3.17)

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

Externally

Front Garden

Artificial lawn area, off road parking, tarmac driveway leading to garage.

Garage

Integral garage, light and power connected, up and over doors, side door.

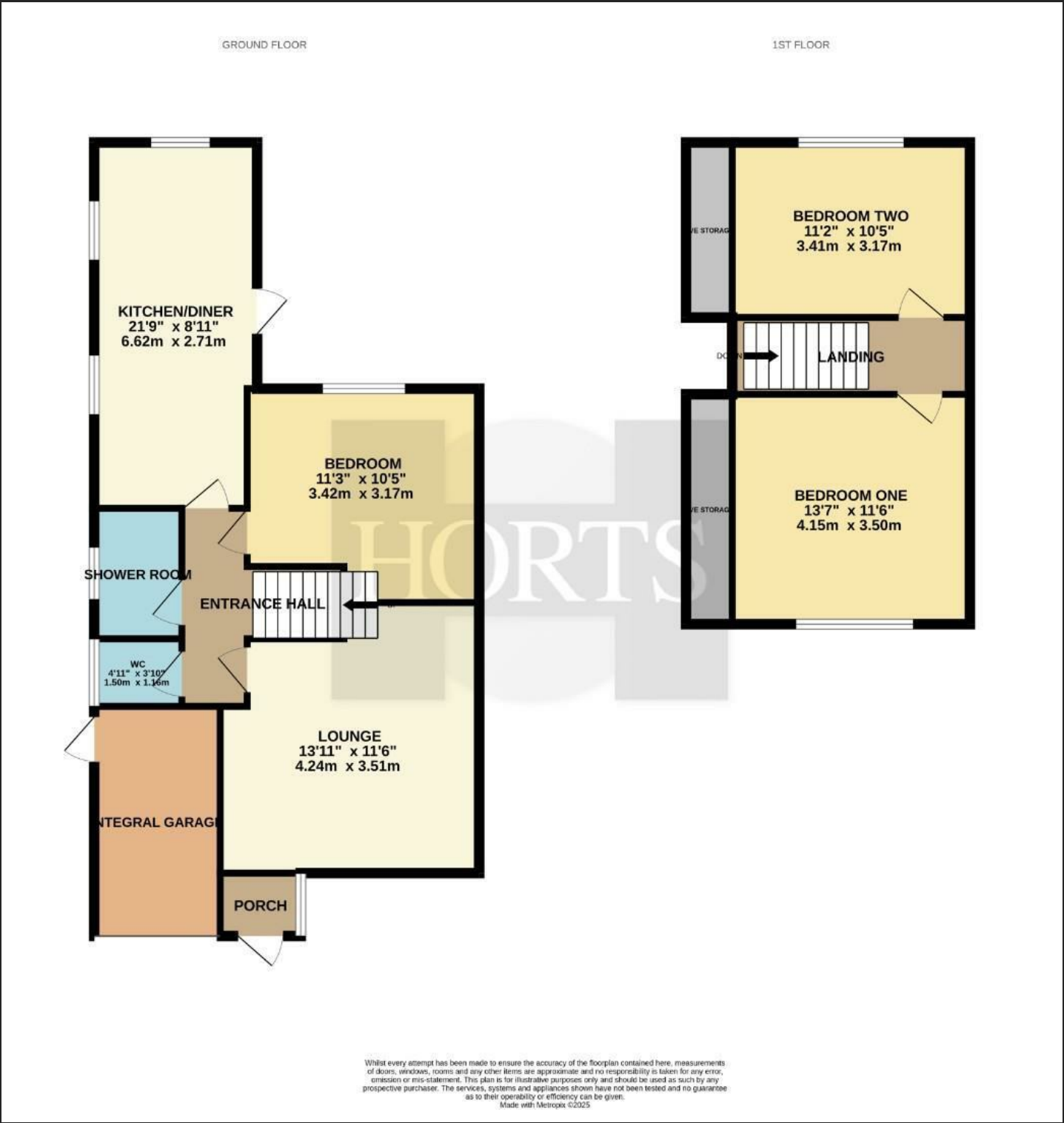
Rear Garden

Paved patio area, timber shed, mature plants and trees.

Agents Notes

Council Tax Band: C





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.