

**19 Tewkesbury Close  
Buckingham Fields  
NORTHAMPTON  
NN4 8NA**

**Offers Over £270,000**



- MODERN TERRACE HOME
- OPEN PLAN KITCHEN / DINER
- DOWNSTAIRS WC
- OFF ROAD PARKING

- THREE DOUBLE BEDROOMS
- UTILITY ROOM
- PRIVATE REAR GARDEN
- ENERGY EFFICIENCY RATING : D

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A modern three bedroom terrace property in the hidden gem of Buckingham Fields, offered in excellent condition and situated in a quiet cul-de-sac with a private rear garden. With accommodation comprising in brief; entrance porch, lounge, an open plan kitchen/diner, utility room, and downstairs WC to the ground floor. To the first floor are three double bedrooms and a bathroom. Externally there are gardens to the front and rear, a driveway for off road parking, and an external storage area to the front with electric roller shutter door.

## **Ground Floor**

### **Entrance Porch**

Enter via wooden door, wooden laminate flooring, radiator.

### **Lounge**

19'3" x 11'9" (5.88 x 3.59)

Bay UPVC window to front aspect, stairs rising to first floor, two radiators.

### **Kitchen / Diner**

20'9" x 8'3" (6.34 x 2.52)

UPVC French doors leading to rear garden, further UPVC window to rear aspect, a range of wall and base units with hard wood work surfaces, stainless steel one and a half sink and drainer, integrated double over with hob and extractor over, wall mounted boiler, dishwasher, radiator.

### **Utility Room**

Roll top work surface with space for various appliances, wooden laminate flooring.

### **Downstairs WC**

Low level WC, sink unit with storage under, wooden laminate flooring, chrome heated towel rail.

## **First Floor**

### **Landing**

Loft access, cupboard housing hot water tank.

### **Bedroom One**

12'7" x 11'2" max (3.85 x 3.42 max)

Restricted head height, UPVC window to front aspect, radiator.

### **Bedroom Two**

9'8" x 8'3" (2.95 x 2.54)

UPVC window to rear aspect, fitted cupboard, radiator.

### **Bedroom Three**

11'4" x 7'9" (3.46 x 2.37)

UPVC window to front aspect, radiator.

### **Bathroom**

7'8" x 5'7" (2.36 x 1.72)

Obscure UPVC window to rear aspect, low level wc, pedestal wash hand basin, bath unit with shower over, complementary tiling, ceramic tiled flooring, radiator.

## **Externally**

### **Front Garden**

Driveway offering off road parking, stone bed with various shrubs.

**Rear Garden**

Lawn and patio areas with various flower and shrub beds and borders, composite shed, enclosed by wooden fencing.

**External Storage**

Electric up and over door, power and light connected.

**Agents Note**

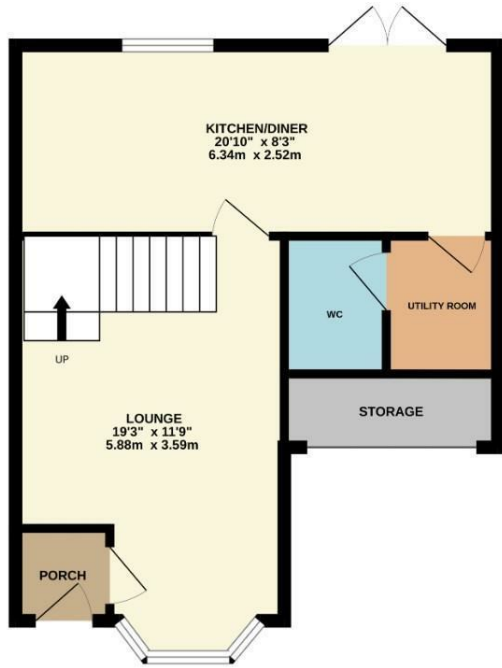
Local Authority: West Northamptonshire

Council Tax Band: C





GROUND FLOOR

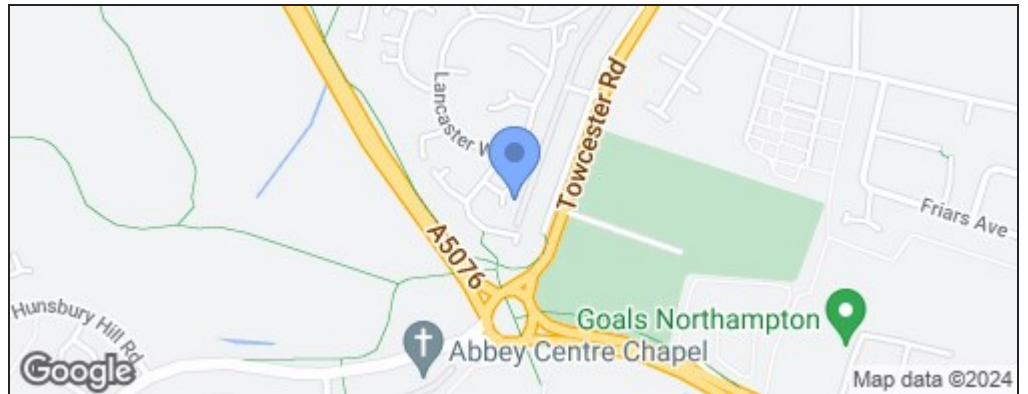


1ST FLOOR



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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.