

**33 Nursery Lane
Kingsthorpe
NORTHAMPTON
NN2 7QG**

£165,000



- **END OF TERRACE**
- **NEEDS REFURBISHMENT**
- **UPVC DOUBLE GLAZING**

- **TWO BEDROOM**
- **GAS TO RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING: D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Horts Estate Agents are now in receipt of an offer for the sum of £160,000 for (33 Nursery Lane). Anyone wishing to place an offer on this property should contact Horts Estate Agent 1 Guildhall Road, Northampton NN1 1DP before exchange of contracts.

A two bedroom, end of terrace property situated in the popular area of Kingsthorpe.

The property is in needs refurbishment. Accommodation comprises in brief: entrance hall, lounge and kitchen/dining room to the ground floor. The first floor comprising of two bedrooms and a shower room.

Additional benefits include gas to radiator central heating, UPVC double glazing and gardens to front and rear.

Ground Floor

Entrance Hall

Radiator, UPVC double glazed window to side, stairs to first floor landing.

Lounge

14'11" x 11'1" (4.55 x 3.38)

Radiator, laminate flooring, UPVC double glazed window to front.

Kitchen/Dining Room

11'5" x 14'11" max (3.48 x 4.55 max)

Kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, plumbing for washing machine, gas hob, electric double oven, radiator, two UPVC double glazed windows to rear, UPVC double glazed French doors to rear, understairs storage cupboard.

First Floor

Landing

Doors to:

Bedroom One

15'1" x 11'0" (4.60 x 3.36)

Radiator, UPVC double glazed window to front.

Bedroom Two

12'4" x 8'5" (3.78 x 2.57)

Laminate flooring, radiator, UPVC double glazed window to rear.

Shower Room

4'5" x 9'1" (1.37 x 2.77)

Suite comprising shower cubicle, hand wash basin, low level W/C, tiled splash areas, UPVC double glazed window to rear.

Externally

Front Garden

Surrounded by brick built dwarf wall, plants and trees.

Rear Garden

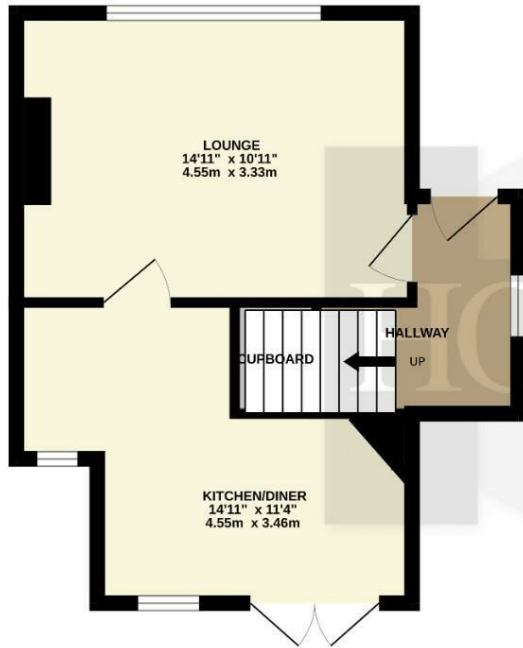
Decked patio area leading to lawn, gated side access.

Agents Notes

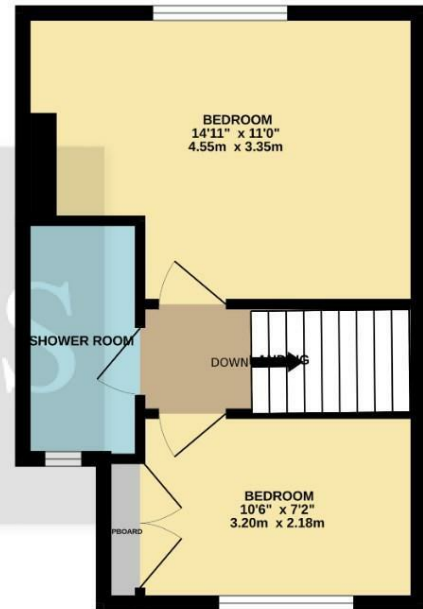
Local Authority: West Northamptonshire
Council Tax Band: A



GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.

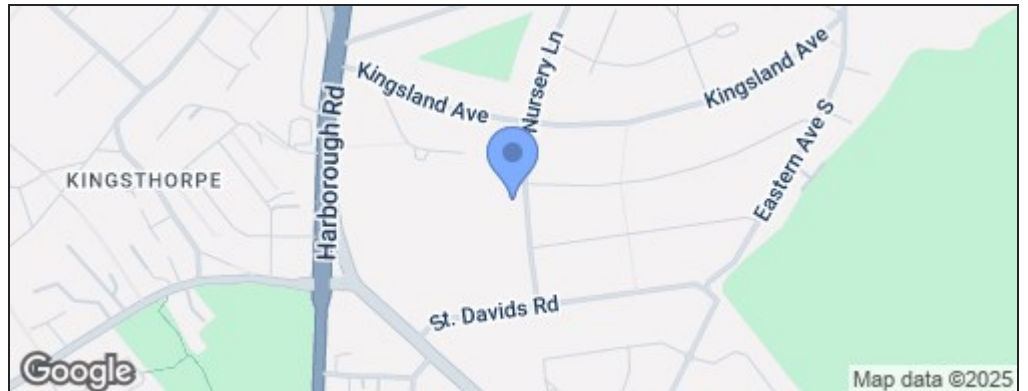


1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.7 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		87
(81-91) B		
(69-80) C		
(55-68) D	57	
(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.