



17 Courteenhall Drive
Priors Hall Park, Northants NN17 5FE



Simpson West

Located within the highly prestigious Priors Hall Park is this rarely available TWO bedroom detached coach house that is being offered to the market for sale with no onward chain. The property occupies a pleasant position within a private gated cul-de-sac and is within walking distance to the local schools, shops and other amenities. Features include an entrance hall, large living dining room, a modern fitted kitchen, cloakroom, bathroom, two double bedrooms with the larger benefiting from en-suite shower room. In addition there is a good sized garden to the side that is mainly laid to lawn and an over sized integral garage with storage cupboard. There is an allocated parking spot to the front. Early viewings are highly encouraged. Energy rating C. Council Tax Band B. Priors Hall Urban and Civic charges apply - £278 per annum.

£194,950



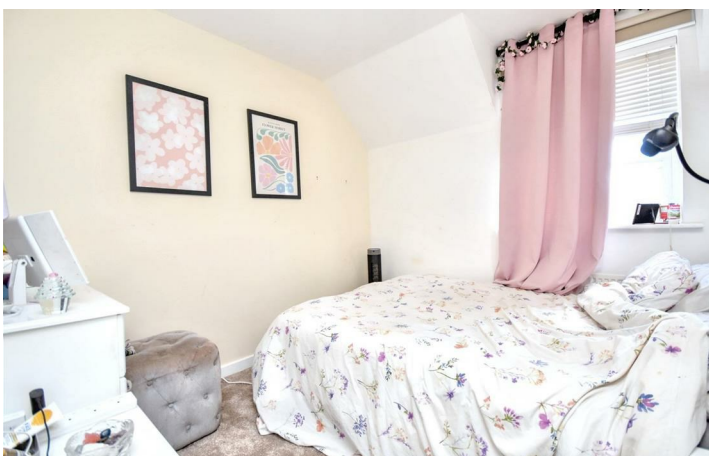
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2

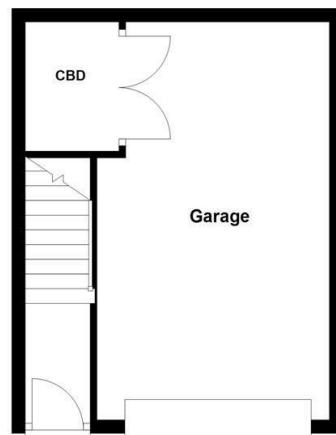


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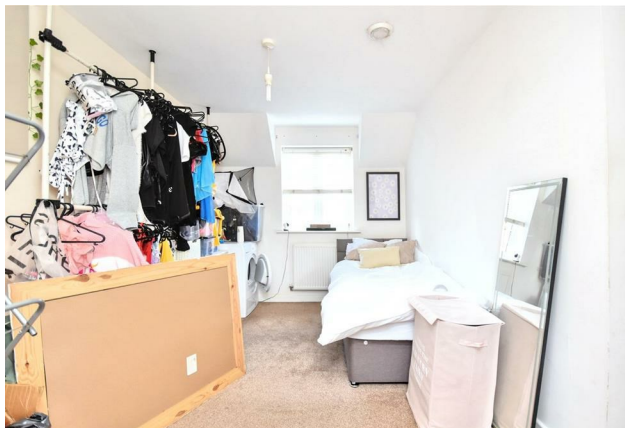
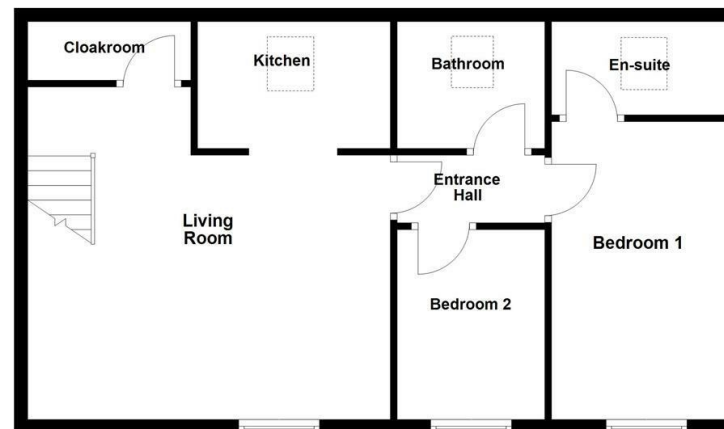


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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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	



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