


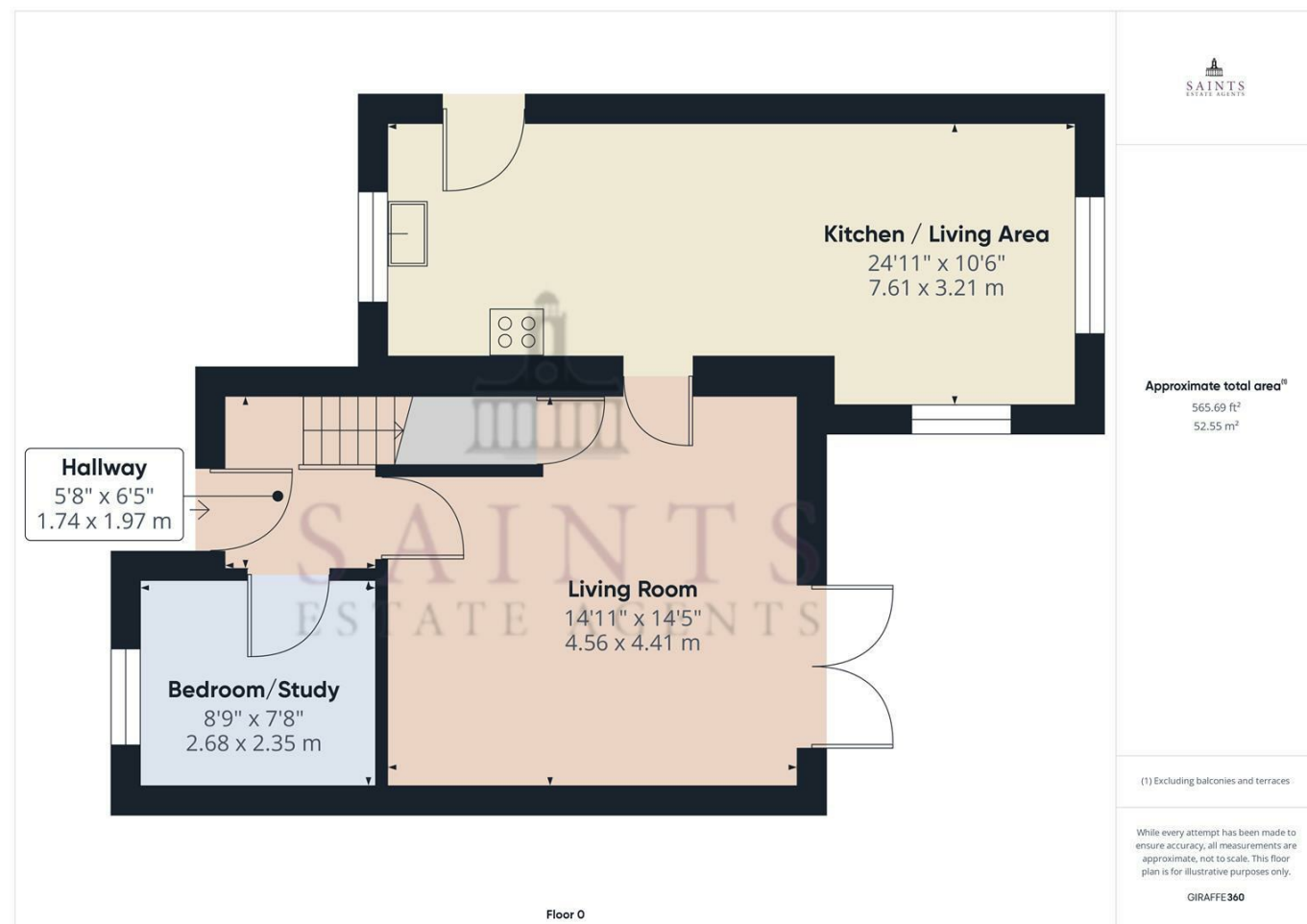
Directions

Viewings

Viewings by arrangement only. Call 01604 210693 to make an appointment.

EPC Rating

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	



22 Breach Close, Brixworth, NN6 9HT

Offers over £330,000

- FIVE BEDROOMS SEMI DETACHED FAMILY HOUSE
- FOUR DOUBLE BEDROOMS
- RECENTLY REFITTED KITCHEN/DINING AREA
- MODERN SHOWER ROOM
- NO UPPER CHAIN
- VILLAGE LOCATION
- DOWNSTAIRS BEDROOM/STUDY
- FRONT AND REAR GARDENS
- GAS TO RADIATOR CENTRAL HEATING

22 Breach Close, Brixworth NN6 9HT

SAINTS ESTATES are pleased to present this SPACIOUS FIVE bedroom semi detached house, situated in the POPULAR village of Brixworth. The house comprises of, FOUR double beds with downstairs bedroom/study room. The property benefits from front and rear gardens with off road parking to front. Book your viewing slot now for the open house! It will go fast!

MUST BE VIEWED to be appreciated.



Council Tax Band: D



NO UPPER CHAIN.

HALLWAY - DOUBLE GLAZED DOOR TO FRONT, DOUBLE RADIATOR, STAIRS RISING TO FIRST FLOOR LANDING.

LOUNGE - GAS FIRE WITH BRICKS SURROUND, DOOR TO CUPBOARD HOUSING STORAGE, DOUBLE GLAZED DOUBLE DOOR TO REAR GARDEN.

KITCHEN DINER - RANGED IRON BASE UNITS WITH WORK SURFACES AROUND, STAINLESS STEEL SINK WITH DRAINER, PLUMBING FOR WASHING MACHINE, SPACE FOR COOKER, BUILT IN DISHWASHER, DOUBLE GLAZED WINDOW TO FRONT, DOUBLE GLAZED WINDOW TO SIDE, UNDER LIGHTS TO KITCHEN UNITS, GAS FIRE PLACE, RADIATOR, 2 DOUBLE GLAZED WINDOWS ONE TO SIDE AND ONE TO REAR.

FIRST FLOOR LANDING - DOOR TO ALL ROOMS, DOOR TO AIR CUPBOARD TANK, DOUBLE GLAZED WINDOW TO REAR.

BEDROOM 1 - DOUBLE GLAZED WINDOW TO REAR, RADIATOR.

BEDROOM 2 - DOUBLE GLAZED WINDOW TO FRONT, RADIATOR.

BEDROOM 3 - DOUBLE GLAZED WINDOW TO FRONT, RADIATOR.

BEDROOM 4 - DOUBLE GLAZED WINDOW TO REAR, RADIATOR.

SHOWER ROOM - DOUBLE SHOWER CUBICLE WITH DOUBLE SCREEN, DOUBLE RADIATOR, WALL MOUNT SHOWER, LOW LEVEL WC, HANDBASIN PEDESTAL, OBSCURE DOUBLE GLAZED WINDOW TO FRONT.

FRONT GARDEN - GRAVEL DRIVE OFF ROAD PARKING, HEDGE, PAVED ACCESS TO FRONT DOOR, SMALL CUPBOARD HOUSING TUMBLE DRIER.

REAR GARDEN - PART PAVED PATIO AREA, LAID TO LAWN, SHRUBS PLANTS TO BORDERS, FENCED AROUND.