



HOWKINS &  
HARRISON

**33 Millside Close, Northampton, NN2 7TR**

Offers in excess of £235,000

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A modern two bedroom semi-detached home with garage and off road parking, located in a cul-de-sac within Kingsthorpe, offering ample local amenities such as schools, parks and Kingsthorpe High Street.

### Ground Floor

The UPVC front door steps into the entrance hall with stairs leading to the first floor accommodation and fitted wooden laminate flooring leading into the kitchen, with modern gloss cabinets and work surfaces incorporating; electric oven, gas hob with extractor over, stainless steel sink, space and plumbing for washing machine and fridge. The lounge/dining room includes understairs storage and French UPVC doors to the garden.

### First Floor

There are two double bedrooms both with wardrobe space, and family bathroom with shower over panelled bath, WC and wash basin.

### Outside

The front garden is mainly laid to lawn with paved patio walkway to front door, driveway parking and single garage to the side. The rear garden is laid to lawn with paved patio seating area, some flower/tree beds enclosed by wooden fencing.

### Floorplan

Howkins & Harrison provide these plans for reference only - they are not to scale.

### Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

### Services

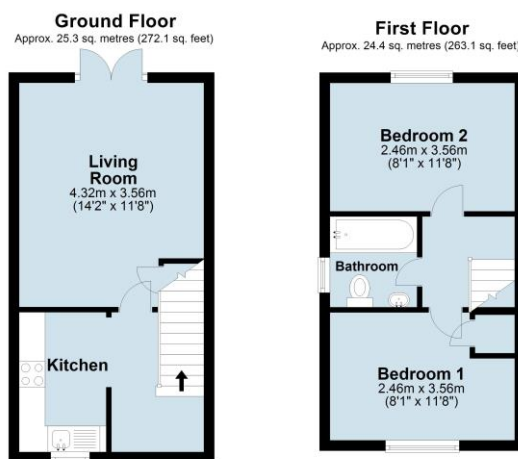
None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

### Local Authority

West Northamptonshire Council.

Tel: 0300-1267000

Council Tax Band- B



Total area: approx. 49.7 sq. metres (535.2 sq. feet)

| Energy Efficiency Rating                    |   | Current                    | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs |   |                            |           |
| (92+)                                       | A |                            | 91        |
| (81-91)                                     | B |                            |           |
| (69-80)                                     | C | 76                         |           |
| (55-68)                                     | D |                            |           |
| (39-54)                                     | E |                            |           |
| (21-38)                                     | F |                            |           |
| (1-20)                                      | G |                            |           |
| Not energy efficient - higher running costs |   |                            |           |
| England & Wales                             |   | EU Directive<br>2002/91/EC |           |
| WWW.EPC4U.COM                               |   |                            |           |

### Howkins & Harrison

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