



HOWKINS &
HARRISON

42 Pilton Close, Rectory Farm, Northampton, NN3 5EZ

Guide Price £215,000

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A well-presented three bedroom terrace home, offering attractive countryside views and short commute to local schools and amenities, well suited for first time buyers or investment purchase.

Ground Floor

The property enters via a UPVC door into the hallway with lounge and downstairs cloakroom, split level staircase leading to the open plan kitchen/diner with tiled flooring throughout, French UPVC doors to the garden, a range of modern cabinets and working surfaces incorporating; stainless steel sink, 5 ring gas hob with smart extractor over, electric oven, space for American style fridge/freezer, space and plumbing for washing machine and tumble dryer.

First Floor

The stairs lead to three bedrooms, with built in storage and far reaching countryside views to the master, the bathroom has a panelled bath with shower over, WC and wash basin.

Outside

The garden has three tiers leading to a rear access walkway and unallocated parking bays, mainly paved patio with lawn and planted trees, enclosed by wooden fence panelling.

Floorplan

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

Fixtures and Fittings

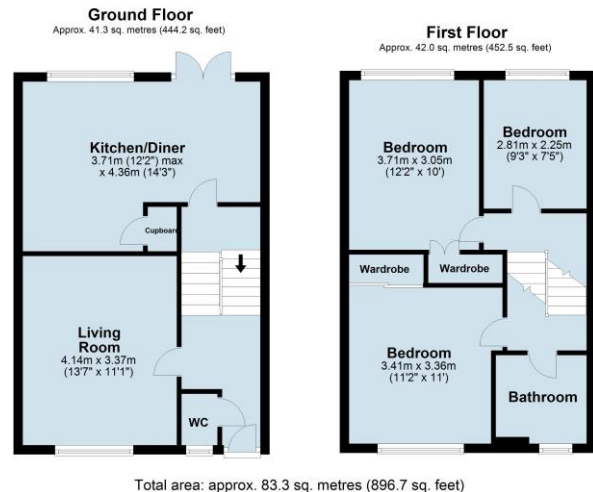
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 0300-1267000
Council Tax Band - A



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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