



HOWKINS &  
HARRISON

27 Butts Croft Close, East Hunsbury, Northampton, NN4 0WP

Guide Price £225,000

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A well presented two bedroom terraced house offered for sale with vacant possession. An ideal first time buy or investment opportunity, with an anticipated rental income of £1100 pcm.

### Ground Floor

The accommodation is entered through a UPVC door into the hall where stairs rise to the first floor accommodation and doors to the principal rooms. The refitted kitchen has a range of modern cream coloured cabinets, working surfaces incorporating a sink unit, hob and oven, space for washing machine and fridge/freezer and a concealed gas fired boiler. The lounge has a UPVC door onto the rear garden.

### First Floor

The first floor has two bedrooms, with the master having built in wardrobes, an airing cupboard and a refitted bathroom with a shower over the bath, wash hand basin and WC.

### Outside

There are two allocated parking spaces to the front of the property. The rear garden has a paved patio with mainly lawned gardens, enclosed by fencing with gated pedestrian access.

### 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

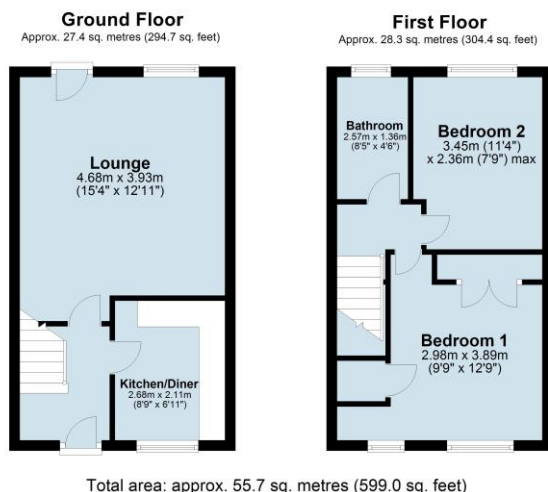
None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

### Local Authority

West Northamptonshire Council.

Tel: 0300-1267000

Council Tax Band- B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	71	
(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	

WWW.EPC4U.COM

### Howkins & Harrison

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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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