



HOWKINS &  
HARRISON

**7 Henry Bird Court, Southbridge, Northampton, NN4 8GP**

Guide Price £265,000

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A MODERN THREE STOREY TOWN HOUSE ADJACENT TO THE GRAND UNION CANAL AND WITHIN A SHORT DISTANCE FROM THE TOWN CENTRE AND NORTHAMPTON UNIVERSITY, WHICH HAS RECENTLY UNDERGONE A REDECORATION PROGRAM.

## Ground Floor

The entrance hall has stairs that rise to the first floor, gives access to the single garage and is also where the cloakroom and study can be found.

## First Floor

The first floor sitting room enjoys views over the grand union canal with UPVC French doors and Juliette balcony. The kitchen/breakfast room has a range of modern cabinets, working surfaces incorporating a sink unit, gas hob and oven, plumbing for washing machine & dishwasher, fitted fridge/freezer, "Ideal" combination gas fired boiler and UPVC French doors with Juliette balcony.

## Second Floor

The second floor comprises of three bedrooms with fitted wardrobes, en-suite shower room to the master and a family bathroom.

## Outside

The front has a driveway which leads to the single garage.

## Service Charge

Ground rent - £5 pa

Service charge - £1027.52 pa

Length of Lease – we understand there are 100 years remaining

## 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

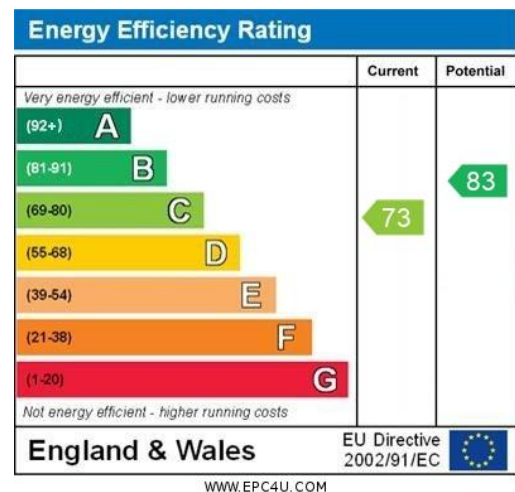
None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council. Tel: 0300- 1267000. Council Tax Band - D



Total area: approx. 116.0 sq. metres (1248.5 sq. feet)



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## 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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