



HOWKINS &
HARRISON

12 Miller Hill, West Hunsbury, Northampton, NN4 9YG

Guide Price £235,000

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A modern three bedroom semi detached house.

Ground Floor

The accommodation is approached through a uPVC front door into the hall where the stairs rise to the first floor accommodation and gives access to the lounge where there is a uPVC window to the front aspect. The kitchen/dining room runs along the rear of the house overlooking the rear garden with uPVC French doors, cabinets and working surfaces incorporate a sink unit, space for cooker and washing machine, Worcester gas fired boiler, understairs cupboard and uPVC door to the side of the house.

First Floor

The first floor has three bedrooms and a bathroom.

Outside

The front of the property is lawned with a driveway to the side of the house with a car port. The rear garden enjoys a southerly and private aspect with a paved patio, lawned gardens with established planting.

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.

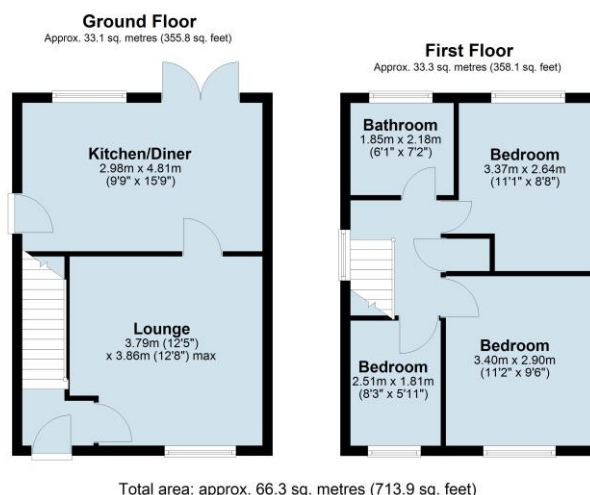
Services

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- C



EPC - TBC

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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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