



HOWKINS &
HARRISON

79 Riverstone Way, Hunsbury Meadows, Northampton, NN4 9QG

Guide Price £239,000

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A well kept two bedroom semi detached house with ample driveway parking, garage and a south facing rear garden, positioned in a pleasant cul-de-sac. Offered for sale with no upper chain, an ideal first time buy or investment opportunity with an anticipated rental income of £1100pcm.

Ground Floor

The accommodation is entered through a hardwood front door into the hall where the stairs rise to the first floor accommodation. The sitting room has sliding patio doors onto the south facing rear garden and the kitchen has a range of pale beech facing cabinets, working surfaces, gas hob, extractor and oven, space for fridge/freezer and washing machine.

First Floor

The first floor has two double bedrooms that both come with fitted wardrobes and a family bathroom that comprises of a bath, wash hand basin and WC.

Outside

A deep lawned frontage, mature planting and driveway with parking for several vehicles which leads to the single garage. Pedestrian gated access to the rear garden which has a paved patio and mainly lawned gardens, with established planting enclosed by fencing.

Floorplan

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

Fixtures and Fittings

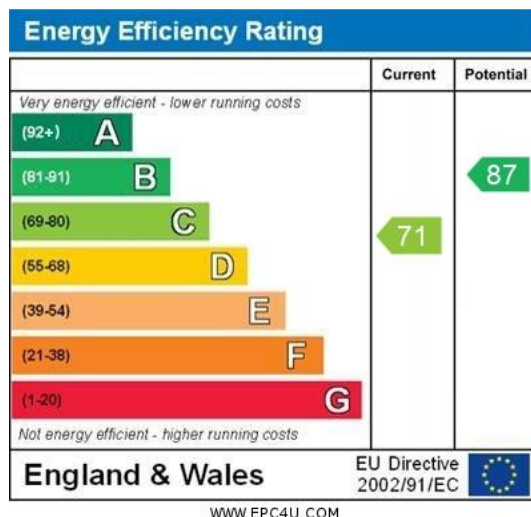
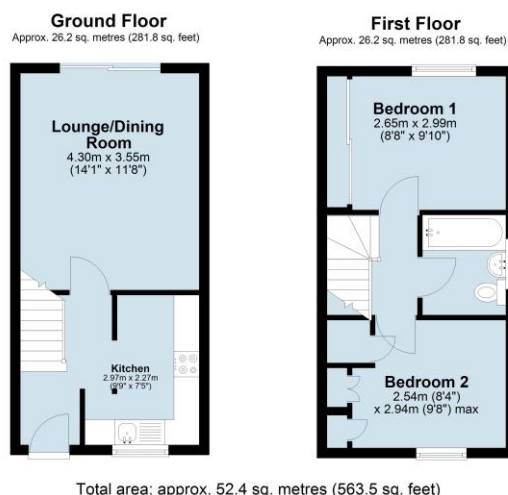
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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



Howkins & Harrison

14 Bridge Street, Northampton NN1 1NW

Telephone 01604 823456
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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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