



HOWKINS &
HARRISON

96 Ash Rise, Kingsthorpe, Northampton, NN2 8ST

Guide Price £260,000

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An established three bedroom linked detached house offered for sale with no upward chain and a south facing open aspect to the rear.

Ground Floor

The accommodation is entered through the porch via a uPVC door with a further door into the hall where the stairs rise to the first floor accommodation and give access to the lounge. The kitchen/dining room runs the width of the house and overlooks the rear garden with access to uPVC sliding patio doors. There are fitted cabinets, working surfaces incorporating a sink unit, hob, oven and plumbing for washing machine.

First Floor

The first floor landing houses a Valliant combination gas fired boiler with doors into three bedrooms and family bathroom.

Outside

The front of the property is block paved with access to a single garage, pedestrian side access leads to the south facing rear garden which is mainly paved and gravelled with established planting.

Floorplan

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

Fixtures and Fittings

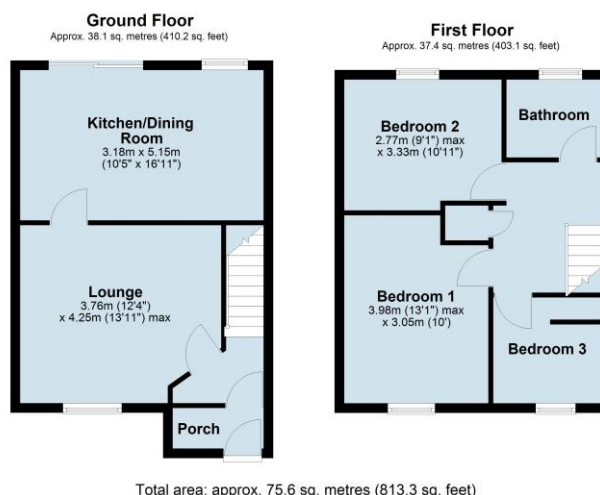
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

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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