



HOWKINS &
HARRISON

93 Drywell Court, Standens Barn, Northampton, NN3 9TR

Guide Price £175,000

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An established mid terrace house offered for sale as an ideal first time buy or investment opportunity, with no upward chain.

Ground Floor

The accommodation is entered through a uPVC front door into the hall where the stairs rise to the first floor accommodation and a cloaks cupboard. The lounge enjoys a southerly aspect with full length uPVC windows and a door to the rear garden. The kitchen has fitted cupboards, working surfaces incorporating a sink unit, space for cooker and plumbing for washing machine.

First Floor

The first floor gives access to two double bedrooms, family bathroom and separate WC.

Outside

The front garden is lawned with a central pathway to the front door, and the rear garden enjoys a southerly aspect with a paved patio, enclosed by picket fencing, with mainly lawned gardens 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

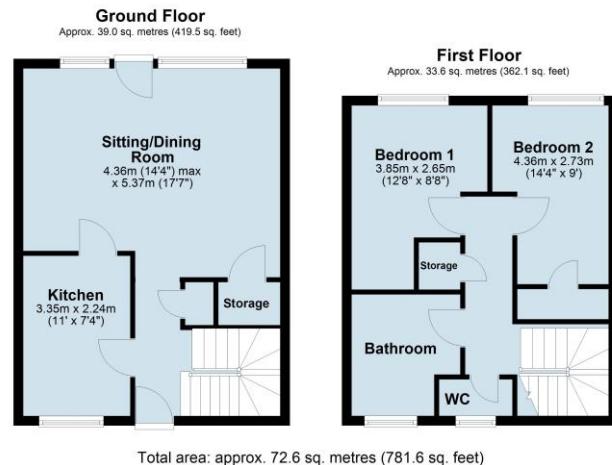
None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

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

Howkins & Harrison
14 Bridge Street, Northampton NN1 1NW

Telephone 01604 823456
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
Twitter [@HowkinsLLP](https://twitter.com/HowkinsLLP)
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	89
(81-91)	B	
(69-80)	C	76
(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		

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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