



HOWKINS &  
HARRISON

**232, West Street, Upton, Northampton, NN5 4GU**

Guide Price £350,000

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A three bedroom semi-detached Morris Homes property in the sought after area of Upton, featuring a single garage and off road parking.

## Ground Floor

The entrance hall has stairs that rise to the first floor with access to the cloakroom and kitchen/dining room. The kitchen/dining room has a gas hob and built in appliances to include a fridge and dishwasher. There are also bi-fold doors leading directly into the garden.

## First Floor

The first-floor landing gives access to bedroom three and the lounge.

## Second Floor

The second floor gives access to a further two bedrooms with an en suite to the master bedroom and the main family bathroom.



Total area: approx. 98.6 sq. metres (1061.5 sq. feet)

## Outside

The front of the property has a paved walkway to the front door with established planting surrounded by iron railing. There is allocated parking spaces for 3 cars on the driveway along with a single garage. The rear garden is enclosed by fencing with a paved patio area and lawn.

## Floorplan

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

## Fixtures and Fittings

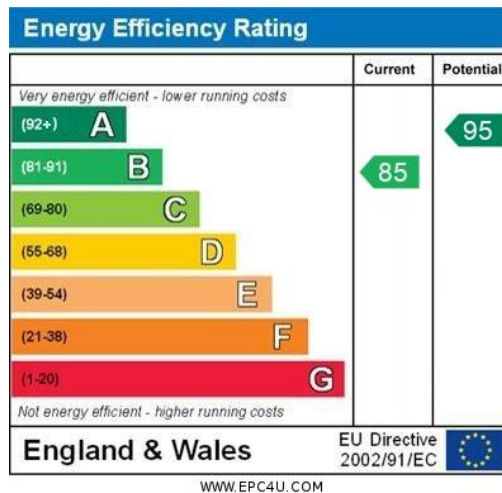
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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



## 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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