

Whites
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Mallard Close, Northampton NN4 9UR



Offers In The Region Of £180,000

This two bedroom home is located in West Hunsbury with a plethora of local amenities including schools, shops and Hunsbury Hill country park. The accommodation on the ground floor comprises of a hallway with useful storage area, lounge/diner, kitchen with fitted units and conservatory offering more living space and views over the garden. To the first floor are two bedrooms and family bathroom with three piece suite. There is also a rear garden that provides rear access. An ideal investment or home.

Front Garden

Laid lawn, pathway to the side with step up to the front door and storage cupboard housing the gas and electric meters.

Entrance Hall

Tiled flooring, storage area and door into lounge/diner.



Lounge/diner

4.957 x 2.938

Stairs to first floor, storage cupboard, double glazed patio doors into conservatory and archway through to the kitchen.



Kitchen

10'4" x 6'3" (3.157 x 1.924)

Window to front, range of base and eye level units with integrated sink and electric oven with hob over. There is tiling to splash back areas.



Conservatory

3.322 x 2.248

Tiled flooring, double glazed windows and patio doors into rear garden.

Landing

Doors to two bedrooms and bathroom.



Bedroom One

13'0" at widest by 7'9" (3.969 at widest by 2.378)

Double glazed window to rear.



Bedroom Two

9'6" at widest x 8'3" (2.9 at widest x 2.534)

Double glazed window to front.



Bathroom




Three piece suite including pedestal wash hand basin, low level WC and bath.



Rear Garden

Laid lawn with stepping stones to the middle that leads to the rear access.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	