



FOR SALE

11 Regent Street, Desborough, NN14 2RF

£149,950

Results Estate agents are pleased to offer for sale this bay fronted two-bedroom terrace property. The house is ideally located within walking distance of the town centre, shops, local school and park. Offers full gas central heating and UPVC double glazing with other benefits to include two separate reception rooms and two double bedrooms. The overall accommodation comprises Lounge, separate dining room, inner hallway, kitchen and downstairs bathroom. To the first floor are two double bedrooms. Outside is a small enclosed front court and larger open plan rear garden with shared courtyard and path. Viewing is recommended.

Results

Sales & Residential Lettings

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Lounge: 10'10 x 10'7(3.32m x 3.20) Entered via obscure Upvc double glazed door with matching overhead screen. Walk in Upvc double glazed bay window to front, single radiator, wall mounted electric fire, TV point, boxed in meter cupboard, timber door to separate dining room.

Dining Room: 10'10 x 10'7(3.32m x 3.20) Walk in Upvc double glazed bay window to rear, single radiator, coved ceiling, doors to staircase leading to the first-floor landing and inner hallway.

Inner Hall: 16'7 x 3'7(5.10m x 1.08) Two UPVC double glazed windows to side elevation, Upvc double glazed door to side, single radiator, coved ceiling, timber door to kitchen.

Kitchen: 10'7 x 8'4(3.22m x 2.52) Upvc double glazed windows to front and side elevations, wall mounted boiler, single radiator, fitted range of wall and base level cupboards with rolled edge work surfaces and drawer space below. Stainless steel, single drainer sink unit, built-in stainless-steel cooking facilities comprising 4 ring gas hob, electric oven and extractor fan and hood. Further appliance space, doorway to rear hall/utility.

Rear Hall/Utility: 8'4 x 3'0(2.52m x 1.00) With plumbing and space for automatic Washing machine, further appliance space and timber door to downstairs bathroom.

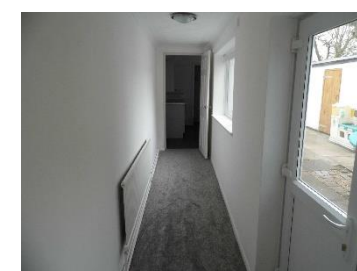
Bathroom: 6'7 x 6'0(2.02m x 1.85) Obscure Upvc double glazed window to side, single radiator, part complimentary tiled walls incorporating dado rails. White three-piece suite comprising close coupled WC, pedestal wash hand basin and mini bathtub with wall mounted shower over.

Landing: Doors to two bedrooms.

Bedroom One: 10'10 x 10'6(3.32m x 3.20) Double room with Upvc double glazed window to front, single radiator and TV point.

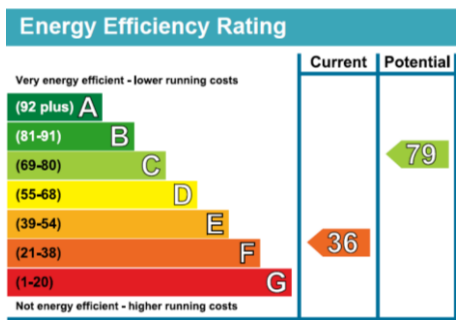
Bedroom Two: 10'10 x 10'6(3.32m x 3.20) Double room with Upvc double glazed window to rear, single radiator, built in over stairs storage cupboard, loft hatch.

Outside: To front is a gravelled court enclosed by a low-level retaining brick wall with a shared side entry. To the rear of the property is a shared court yard and pedestrian path leading to an open plan lawned garden with side timber panel fencing.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Results Estate Agents Ltd: 26 Bridge Street, Rothwell, NN14 6JW

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