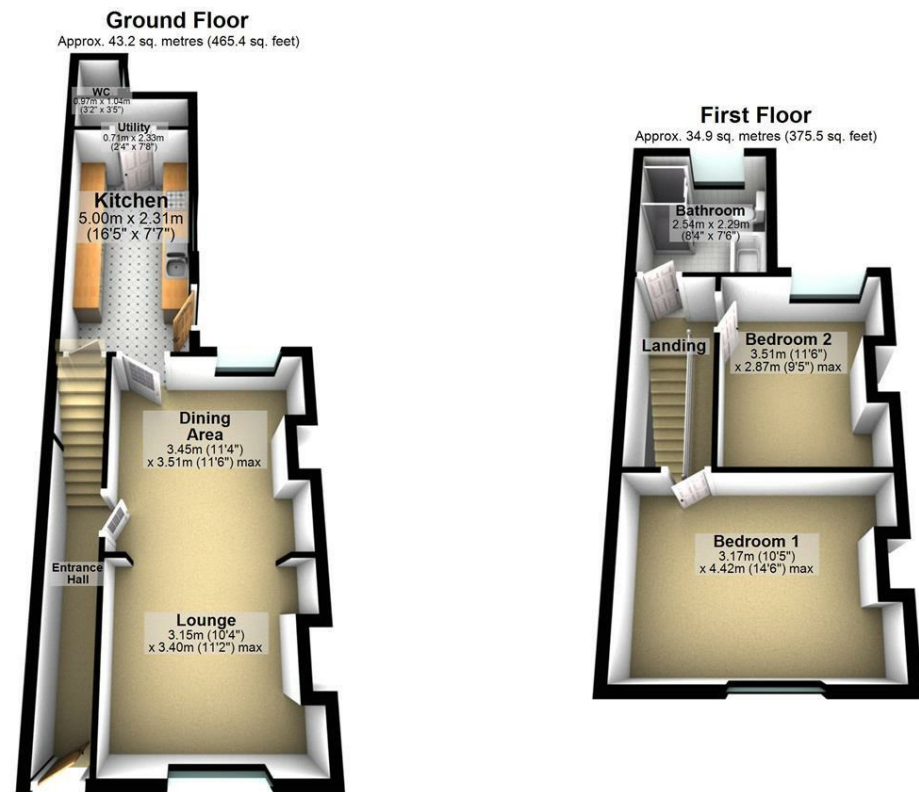




Total area: approx. 78.1 sq. metres (840.9 sq. feet)



12 Victoria Street, Earls Barton, NN6 0LJ

£249,995

A BEAUTIFUL EARLS BARTON HOME ! OFFERED FOR SALE WITH NO UPWARD CHAIN ! Hawksbys are pleased to offer to the market this impressive Victorian home located in the sought after village of "Earls Barton" which has been fully refurbished to a very high standard with quality fixtures and fittings throughout. Benefits include: Spacious lounge/diner measuring over 21 ft in length, fully replastered, fully re-wired, brand new UPVC windows and doors, 2 generous double bedrooms, brand new central heating system with combi-boiler, ground floor WC, stylish newly fitted kitchen with integrated appliances, smart bathroom with bath & separate shower enclosure and first class floor coverings and interior decor throughout. To the front is a small walled garden with artificial grass and to the rear is a courtyard style garden with timber shed, greenhouse and gated rear access.

(The shed and greenhouse will be removed if not needed)

This really is a stunning home, it must be viewed to appreciate the quality of the refurbishment and space on offer.

CALL HAWKSBY'S NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



Entrance Hall

Lounge
11'2 max into chimney recess x 10'4

Dining Area
11'6 max into chimney recess x 11'4

Kitchen
16'5 x 7'7

Utility Area
7'7 x 2'4

Ground Floor WC
3'5 x 3'2



Landing

Bedroom 1
14'6 max x 10'5

Bedroom 2
11'6 x 9'5

Bathroom
8'4 x 7'6



Tenure: Freehold
Council Tax Band: B

Viewing strictly by
appointment with
Hawksbys on 01933
724444

Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.
Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.
Offer Procedure: To make an offer you will need to make a appointment with our Financial Advisor to be able to process your offer in the best possible light.
Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.
Life Assurance usually required.

AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW IT'S EXACT POSTITION IN RELATION TO THE ROAD OR CUL-DE-SAC.

Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!

