

for sale

£275,000



Harcourt Way Northampton NN4 8JS

Offered to the market is this three bedroom semi-detached home situated on a popular development on the edge of Northampton town. With access to local amenities and road links this is an ideal first time or investment property.

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Entrance Hall

Double glazed door to front elevation and wall mounted radiator.

Cloakroom

Suite comprising a low level flush WC and wash hand basin with tiling to the splash back areas. Double glazed window to the front elevation and wall mounted radiator.

Lounge

15' 11" max x 13' 9" max (4.85m max x 4.19m max)

Double glazed window to the front elevation. Feature gas fireplace, understairs storage, wall mounted radiator and stairs rising to first floor landing.

Kitchen/ Breakfast Room

15' 2" x 9' 11" (4.62m x 3.02m)

Fitted with a range of wall and base level units. Sink and drainer set beneath roll top work surfaces with tiling to splash back areas. Integrated appliances comprising an electric oven and gas hob with cooker hood over. Space for fridge freezer and plumbing for dishwasher. Double glazed window to the rear elevation. Double glazed door to conservatory.

Conservatory

8' 9" x 9' 6" (2.67m x 2.90m)

UPVC and brick construction. Wall mounted radiator and French doors to the rear garden.

First Floor Landing

Stairs rising from living room with doors leading off to three bedrooms and family bathroom. Loft access and double glazed window to the side elevation.

Bedroom One

11' 10" x 8' 4" (3.61m x 2.54m)

Double glazed window to the front elevation, cupboard and wall mounted radiator.

Bedroom Two

11' 10" x 8' 7" (3.61m x 2.62m)

Double glazed window to the rear elevation and wall mounted radiator.

Bedroom Three

9' into door recess x 6' 7" (2.74m into door recess x 2.01m)

Double glazed window to the front elevation, cupboard and wall mounted radiator.



Family Bathroom

Suite comprising a bath with shower over, low level flush WC and wash hand basin. Tiled to wet areas. Wall mounted radiator and opaque double glazed window to the rear elevation.

Outside

Front Garden

Mainly laid to lawn with some planted beds.

Rear Garden

Enclosed rear garden with timber fence and brick wall. Lawned, and decking area which is ideal for entertaining.

Parking

Off road parking space for one car.

Agent Notes

"We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding."





Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: WFL408295 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: C

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