

for sale

£240,000



## Forest Road Hartwell Northampton NN7 2EZ

A two bedroom cluster home with a good size rear garden situated in the popular village of Hartwell. The property benefits from a CONSERVATORY addition and off street PARKING for two vehicles. Sold with NO ONWARD CHAIN, viewing is highly recommended to appreciate all it has to offer.



# Forest Road Hartwell Northampton NN7 2EZ

## Entrance Porch

UPVC double glazed window and door to the front elevation. Outside tap. Door opening to the kitchen.

## Living Room

Stairs rising to the first floor landing, electric fireplace, door to conservatory and UPVC double glazed window to the side elevation.

## Kitchen

Fitted with a range of wall and base level units. One and a half stainless steel sink and drainer set beneath the work surface with a swan neck mixer tap over. Integrated appliances comprising an electric oven an electric hob with a cooker hood over, fridge freezer, washing machine and dishwasher. UPVC double glazed window and door to the front elevation.

## Conservatory

UPVC construction, patio doors to the garden, and wall mounted radiator.

## First Floor Landing

Stairs rising from living room with doors leading off to two bedrooms and family bathroom.

## Bedroom One

UPVC double glazed window to the side elevation, fitted wardrobe and wall mounted radiator.

## Bedroom Two

UPVC double glazed window to the side elevation, fitted wardrobe and wall mounted radiator.

## Family Bathroom

Suite comprising a bath with electric shower over, low level flush WC and wash hand basin. Tiling to the splash back areas. Extractor fan, wall mounted radiator and opaque double glazed window to the front elevation.

## Outside

### Front Garden

Gravelled area with path leading to front door, some mature hedges.

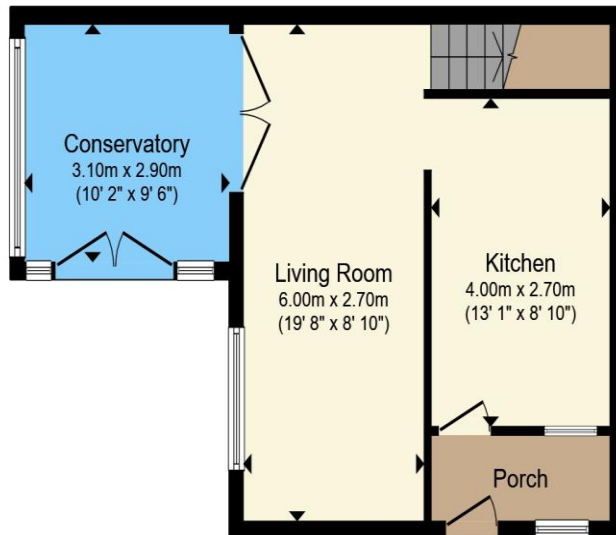
### Rear Garden

Mainly laid to lawn, paved area which is ideal for entertaining, shed and side gated access leading to the front of the property.

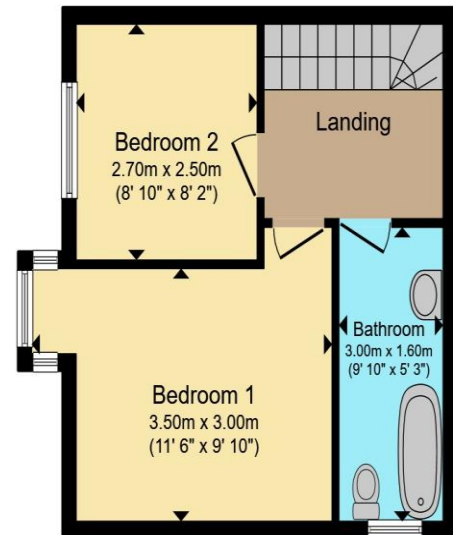








**Ground Floor**



**First Floor**

Total floor area 77.2 m<sup>2</sup> (831 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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Property Ref: WFL408494 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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