



HARWOODS

Chartered Surveyors & Estate Agents



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£180,000 Freehold

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A 3 bedroom mid terrace property with a sunny aspect rear garden and offering family accommodation at a sensible price. The property has an open outlook from the front over green space.

The house features gas radiator central heating, UPVC double glazing, modern kitchen and an updated modern shower room. A spacious lounge/diner gives plenty of reception space.

This is an affordable property and would be ideal for first time buyers. An early viewing is advisable so as not to miss this property. Available with no onward chain.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

UPVC double-glazed front door, UPVC double-glazed window to the front, stairs to 1st floor, under-stairs cupboard, radiator and door to:

Kitchen

10'10" x 8'4" max (3.30m x 2.54m max)

Modern range of cream colour units with contrasting wood-effect worktops. Single drainer stainless steel sink, plumbing for washing machine, gas cooker point, stainless steel filter hood, radiator, walk-in storage recess and glazed door to lounge/diner. Please note that the gas cooker and washing machine are excluded from the sale but available by separate negotiation.

Lounge/Diner

19'11" x 12'1" max (6.07m x 3.68m max)

Electric focal point fire, two radiators, UPVC double-glazed picture window to the rear and UPVC double-glazed door to the rear garden.

First Floor Landing

Radiator, loft access, linen cupboard and doors off to:

Bedroom 1

11'11" x 10'4" (3.63m x 3.15m)

Range of fitted wardrobes, radiator, ceiling coving and UPVC double-glazed window to the rear.

Bedroom 2

12'3" x 7'9" (3.73m x 2.36m)

Radiator and UPVC double-glazed window to the rear.

Bedroom 3

10'4" x 6'8" (3.15m x 2.03m)

Potterton gas central heating boiler, radiator and UPVC double-glazed window to the front.

Shower Room

Floor-draining wet-room style shower area with Mira electric shower unit. Pedestal washbasin and close-coupled WC, Dimplex fan heater, towel radiator, fully tiled walls and two UPVC double-glazed windows to the front.

Outside

Front garden with lawn and borders. Water Tap.

Rear garden with lawns, patio, fish pond and storage shed.

Council Tax Band

North Northamptonshire Council. Council Tax Band A.

Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

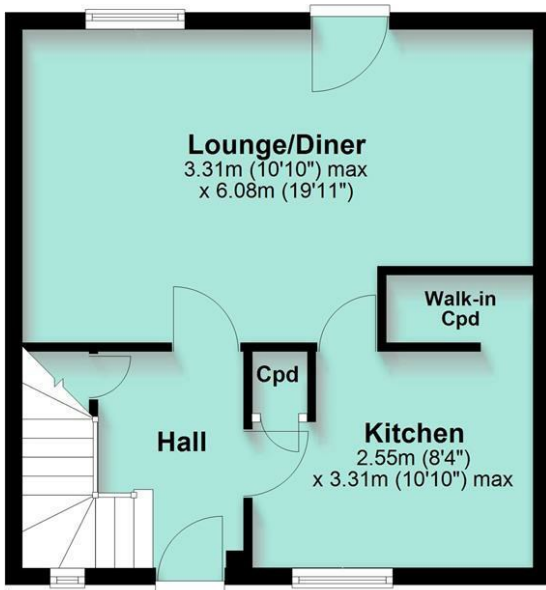
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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

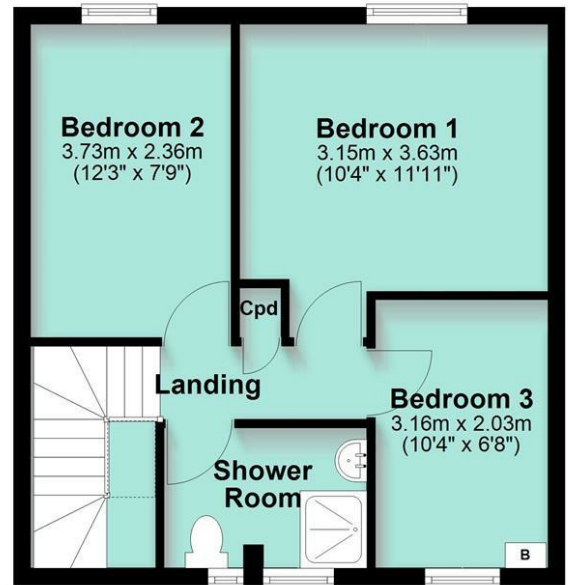




Ground Floor



First Floor



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Plan produced using PlanUp.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	