



# HARWOODS

Chartered Surveyors & Estate Agents



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£179,950 Freehold

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For sale with no chain. A 3 bedroom end terrace house with the benefit of a detached garage/workshop within the rear garden which would be ideal for the storage of motorbikes or similar (the access to the garage is too narrow for most modern cars).

The accommodation comprises a porch, entrance hall, through lounge/dining room, kitchen, side porch/utility, lobby, modern shower room, first floor landing, 3 bedrooms and a first floor toilet. The house also has UPVC double-glazing and gas radiator central heating.

Highly recommended. Harwoods hold keys for accompanied viewing.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Enclosed Porch

UPVC double-glazed front door. Part-glazed inner door to:

#### Entrance Hall

Radiator, stairs to first floor, door to:

#### Lounge/Diner

23'4" x 10'2" (7.11m x 3.10m)

Gas fire with brick surround, two radiators, ceiling coving, UPVC double-glazed window to the front, single glazed window looking into the rear porch, door to kitchen.

#### Kitchen

11'3" x 7'4" (3.43m x 2.24m)

Single drainer stainless steel sink with base cupboard under, terrazzo tiled floor, gas central heating boiler, under-stairs cupboard, window to the side, door to side porch and door off to lobby.

#### Porch/Utility

8'1" x 5'0" (2.46m x 1.52m)

Radiator, plumbing for washing machine, UPVC double-glazed window to the side and UPVC double-glazed door to the rear garden.

#### Lobby

Door to shower room.

#### Shower Room

With modern suite comprising close-coupled WC, washbasin, bidet and shower. Radiator, airing cupboard with lagged hot water cylinder, UPVC double-glazed window to the side.

#### First Floor Landing

Loft access and doors off to:

#### Bedroom 1

13'5" x 11'2" (4.09m x 3.40m)

Radiator and UPVC double-glazed window to the front.

#### Bedroom 2

11'9" x 7'9" (3.58m x 2.36m)

Radiator and UPVC double-glazed window to the rear.

#### Bedroom 3

7'4" x 7'5" (2.24m x 2.26m)

Radiator and UPVC double-glazed window to the rear.

#### Toilet

Close-coupled WC and corner washbasin. Extractor fan.

#### Outside

Small front garden with low wall. Shared side access gives access to the rear garden where there is a garage style outbuilding which would be ideal for a workshop, motorcycles or similar (described more fully below). The shared side access has a restricted width and is unlikely to allow through access for a modern sized car.

#### Garage/Workshop

16'6" max depth x 16'4" max width (5.03m max depth x 4.98m max width)

Garage style up and over door, front personnel door, window, inspection pit, lighting and power sockets.

#### 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.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	