



HARWOODS

Chartered Surveyors & Estate Agents



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£185,000 Freehold

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A 3 bedroom mid terraced family sized house with an enclosed rear garden and overlooking a green to the front. The accommodation includes a hallway, downstairs toilet, living room, kitchen/diner, sensible sized bedrooms, shower room and separate upstairs toilet. The property has gas radiator central heating and UPVC double-glazing.

This is an affordable home offering family accommodation and an early viewing is advisable. There is no onward chain.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

UPVC entrance door, UPVC double-glazed side panel, double radiator, stairs to 1st floor and doors off to:

Cloakroom/WC

Low-flush WC and washbasin. Towel Radiator. UPVC double-glazed window to the front.

Living Room

18'11" x 11'10" (5.77m x 3.61m)

Two radiators and UPVC double-glazed windows to the front and rear.

Kitchen/Diner

11'10" max x 13'10" (3.61m max x 4.22m)

Range of wood faced units to include base cupboards, base drawers, wall cupboards and work-surface areas. Single drainer sink, gas hob, filter hood, electric oven, integrated dishwasher, radiator, plumbing for washing machine, under-stairs cupboard, UPVC double-glazed door to the rear and UPVC double-glazed window to the rear.

First Floor Landing

Cupboard housing the Baxi Duotec gas central heating boiler. Doors off to:

Bedroom 1

11'10" x 10'4" exc door recess (3.61m x 3.15m exc door recess)

Radiator, built-in cupboard and UPVC double-glazed window to the front.

Bedroom 2

13'2" x 9'7" max 8'9" min (4.01m x 2.92m max 2.67m min)

Radiator, loft access and UPVC double-glazed window to the front.

Bedroom 3

8'4" max x 7'11" max (2.54m max x 2.41m max)

Radiator, cupboard and UPVC double-glazed window to the rear.

Shower Room

Corner shower and corner vanity washbasin. Tiled floor, chrome towel radiator, fully tiled walls & UPVC double-glazed window to the rear.

Separate WC

Low-flush WC. Part tiled walls. UPVC double-glazed window to the rear.

Outside

Block paved front garden enclosed by an established hedge to the front boundary. Paved rear garden with shrub borders and timber storage shed. Rear pedestrian access gate.

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.

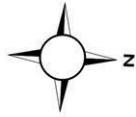
Important Note

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.

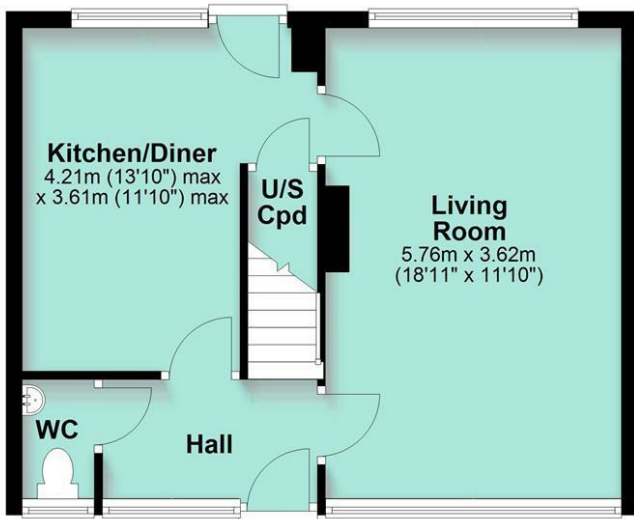
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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are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

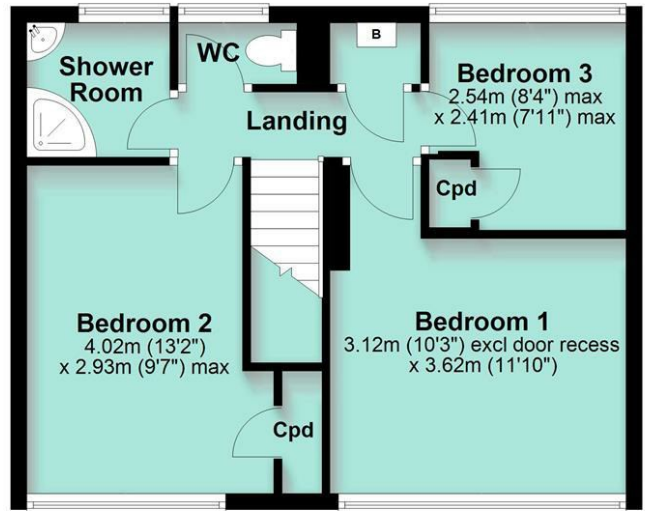




Ground Floor



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		68	82
	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		