



Muncaster Gardens, Northamptonshire, NN4 0XH



**43 Muncaster Gardens
East Hunsbury
Northamptonshire
NN4 0XH**

£145,000

A one bedroom at cluster home on a popular development.

The property has accommodation set on two floors comprising a living/dining room, kitchen with some appliances and on the first floor a landing, double bedroom and bathroom with shower over the bath.

The house is located on a popular development within walking distance of the local shops to include an Tesco, and a dining pub.

- One Bedroom House
- Lounge/ Dining Room
- Kitchen with some Appliances
- Double Bedroom
- Bathroom with Shower Over Bath
- Electric Heating
- UPVC Double Glazed Windows
- VACANT - CHAIN FREE SALE





Ground Floor

A door opens into a living/dining room which has windows to the front and side, stairs to the first floor and an open doorway and archways to the kitchen.

The kitchen has floor and wall level units, worktops, an electric oven, electric hob and space for a washing machine and fridge which are available. Under stairs cupboard, and window to the front.

First Floor

The landing has access to the loft and doors to the bedroom and bathroom.

The double bedroom has windows to the front and side and an airing cupboard housing a hot water cylinder.

The bathroom has a suite comprising WC, wash basin and bath with shower over. Part tiled walls and window to the front.

Heating

The property has electric heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: A

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

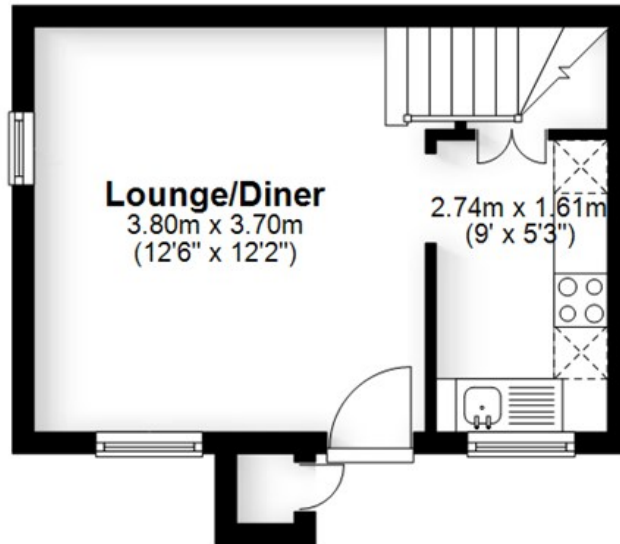
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

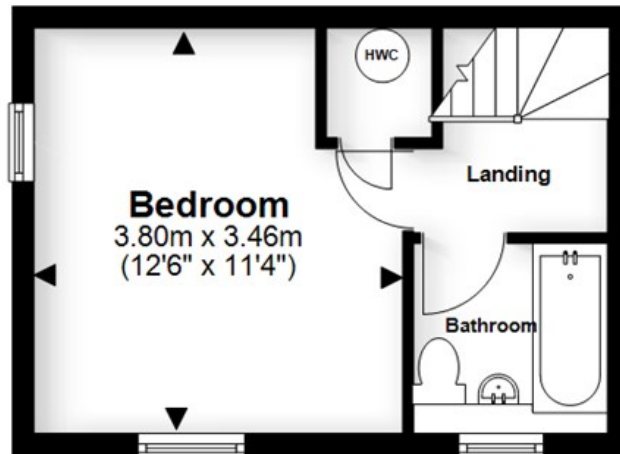
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



Ground Floor

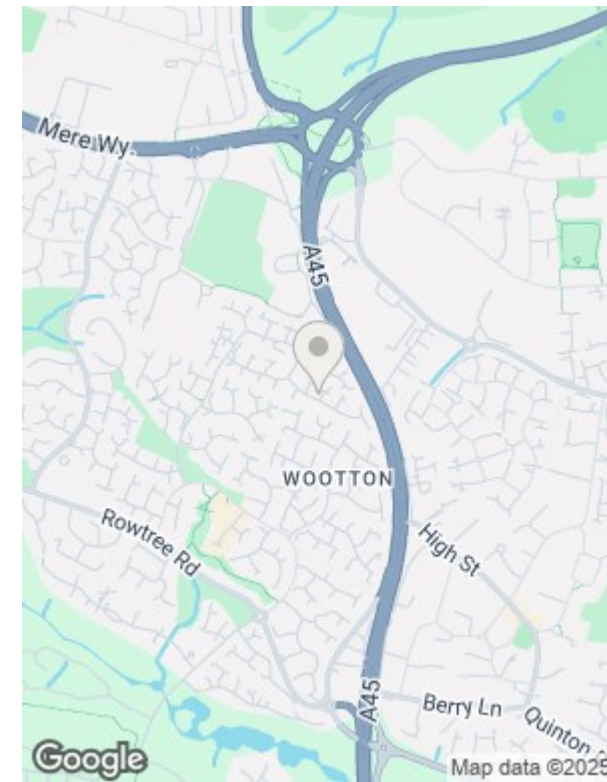


First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

