

**79 Hunter Street
The Mounts
NORTHAMPTON
NN1 3QA**

£1,050 PCM



- **AVAILABLE NOW**
- **UTILITY ROOM**
- **GAS RADIATOR HEATING**
- **COUNCIL TAX BAND: A**

- **FULLY RE-DECORATED**
- **SEPARATE RECEPTIONS**
- **DOWNSTAIRS TOILET**
- **ENERGY EFFICIENCY RATING: D**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

****Available now**** A fully refurbished two bedroom mid-terrace house benefiting from new floor coverings, full redecoration and a new bathroom. The accommodation comprises of a lounge with separate dining room, kitchen, utility room and downstairs cloakroom. To the first floor are two bedrooms and a large bathroom. Externally there is a fully enclosed garden. Heating is via gas radiators which are served by a brand new boiler. Located close to the Northampton Town Centre the property offers easy walking distance to shops and restaurants.
****Unfurnished, sorry no pets****

Entrance Hall

Entry through hardwood door with arched window over, double panel radiator, stairs to first floor landing.

Lounge

11'0" x 10'5" (3.36m x 3.18m)

Open tiled fireplace with hardwood surround, cupboards to side of chimney breast with stripped doors, double panel radiator, window to front elevation.

Dining Room

11'6" x 7'10" (3.51m x 2.41m)

Iron fireplace, cupboards to both sides of chimney breast, double panel radiator, window to rear elevation.

Kitchen

11'3" x 7'10" (3.45m x 2.41m)

Fitted with white base and wall mounted cupboards, roll top work surface space, inset single drainer stainless steel sink unit, built in single electric oven, single panel radiator, tiled splash areas, spotlights to ceiling, cupboard housing gas fired central heating boiler, window and door to side, door to cellar.

Utility Room

Plumbing for washing machine, base and wall mounted cupboards, roll top work surface space, frosted window to side elevation.

WC

Low flush WC, frosted window to rear elevation.

Landing

Doors off to both bedrooms and bathroom.

Bedroom One

14'7" x 10'5" (4.45m x 3.19m)

Iron fireplace with wood surround, recesses to side of chimney breast, single panel radiator, window to front elevation, over stairs storage cupboard.

Bedroom Two

14'7" x 10'5" (4.45m x 3.19m)

Recesses to side of chimney breast, single panel radiator, window to front elevation, over stairs storage cupboard.

Bathroom

11'4" x 7'0" (3.47m x 2.15m)

Large re-fitted suite comprising new P shaped shower bath, brand new chrome towel rail, close coupled WC, frosted window to rear elevation.

Rear Garden

Paved patio area leading onto lawn. Private rear garden, not overlooked, with a secure rear boundary wall.

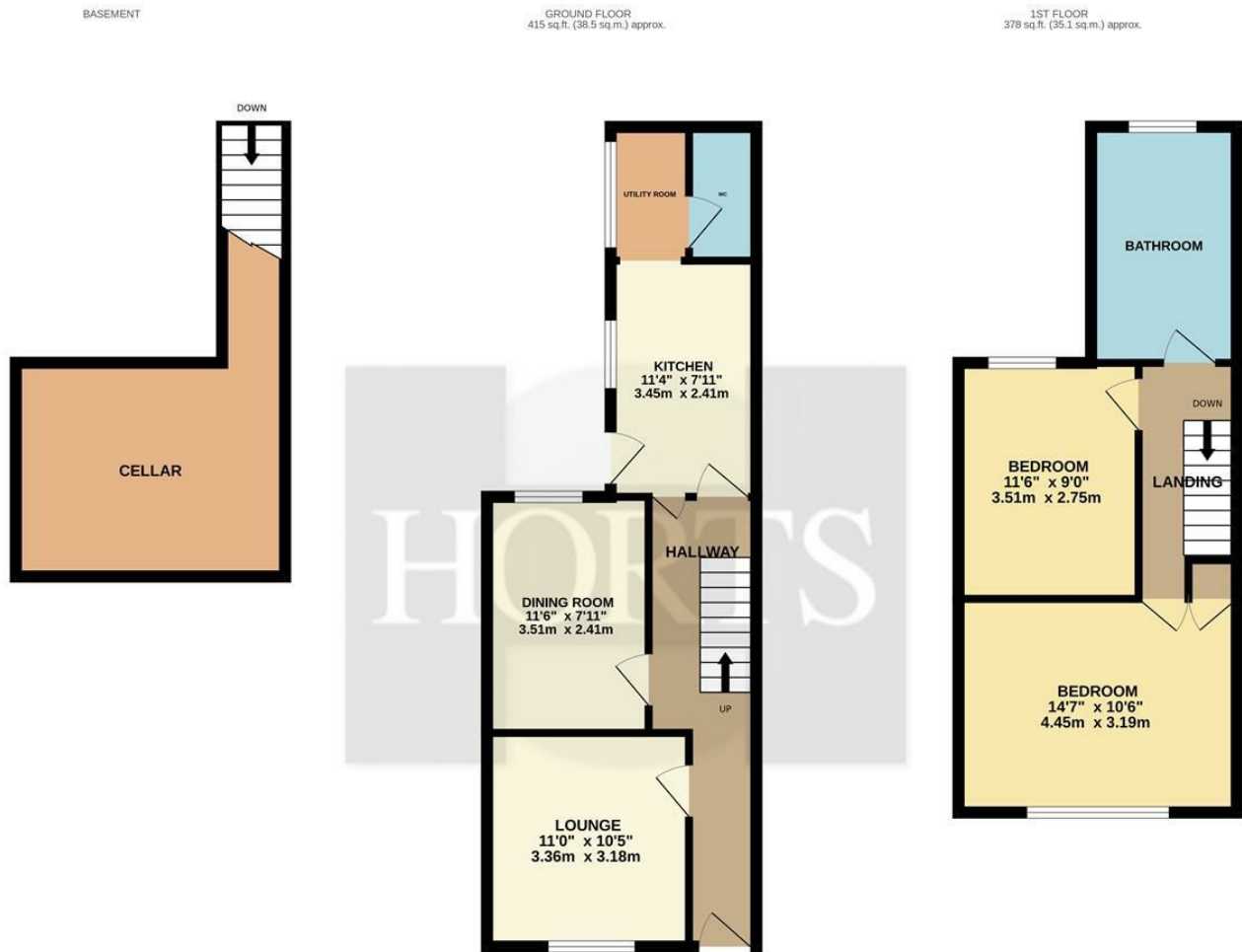
Agents Notes

Local Authority: West Northamptonshire Council
Council Tax Band - A

****AGENTS NOTE - HOLDING DEPOSIT****

The equivalent of 1 weeks' rent as holding deposit will be taken to secure the property. This payment will be taken upon the offer being accepted. Should the offer be declined, no payment will be taken. If the references return as acceptable, this will be deducted from the deposit upon move in. Should the references fail, this amount is non-refundable





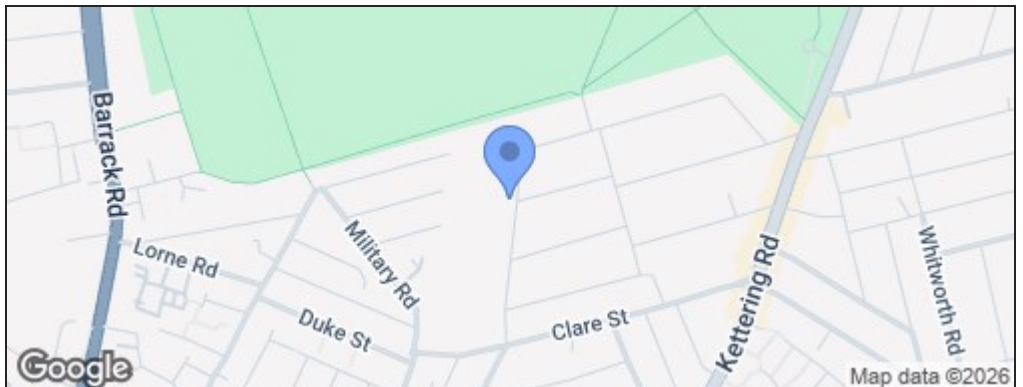
TOTAL FLOOR AREA : 964 sq.ft. (89.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.