# 123 Bouverie Road
# Hardingstone
# NORTHAMPTON
# NN4 6EG

## £294,995

- MATURE SEMI-DETACHED BUNGALOW
- OPEN PLAN KITCHEN/DINER
- PVCU DOUBLE GLAZING
- OFF ROAD PARKING
- TWO GENEROUS BEDROOMS
- REFITTED BATHROOM
- RADIATOR HEATING
- ENERGY PERFORMANCE RATING: D

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PERSONAL • PROFESSIONAL • PROACTIVE

A mature, bay fronted, semi-detached bungalow in the heart of Hardingstone Village, which has been lovingly maintained by the current owner and has accommodation comprising: an entrance hall, lounge, open plan kitchen/diner, two generously sized bedrooms and a refitted bathroom. Externally, there are gardens to the front and rear, as well as a drive to the side providing off road parking for two or more cars. Benefits include; uPVC double glazing, gas fired radiator heating and being located close to the centre of the village, easy access to local shops and amenities.

## Internal Accommodation

### Entrance Hall
Entered via a panelled door set in a storm porch to the side, radiator, loft access, doors to the accommodation.

### Lounge
11'11 x 10'2 (3.63m x 3.10m)
Double glazed bow bay window to the front elevation, radiator, coving to ceiling, television point, inglenook housing a log burner.

### Kitchen/Diner
22'5 max x 11'10 (6.83m max x 3.61m)
A large light and airy room fitted with an extensive range of wall and base level units with complementary work surfaces over, inset sink drainer unit. integrated electric oven and microwave, gas hob with an extractor hood over, plumbing for an automatic washing machine, space for an American sized fridge freezer, space for a dining table and chairs, wall mounted contemporary radiator, double glazed windows to each side elevation and a door and window to the rear garden, door to a cupboard housing a combination boiler unit, laminate flooring, coving to ceiling.

### Bedroom One
11'11 x 9'6 (3.63m x 2.90m)
Double glazed bow bay window to the front elevation, radiator, coving to ceiling, wardrobes with inset lighting.

### Bedroom Two
12'11 x 7'10 (3.94m x 2.39m)
Double glazed window to the rear elevation, radiator, coving to ceiling.

### Bathroom
Fitted with a suite comprising a panelled bath with a built-in shower over, pedestal sink and a low level W.C., radiator, double glazed window to the side elevation, tiled walls and flooring, extractor fan.

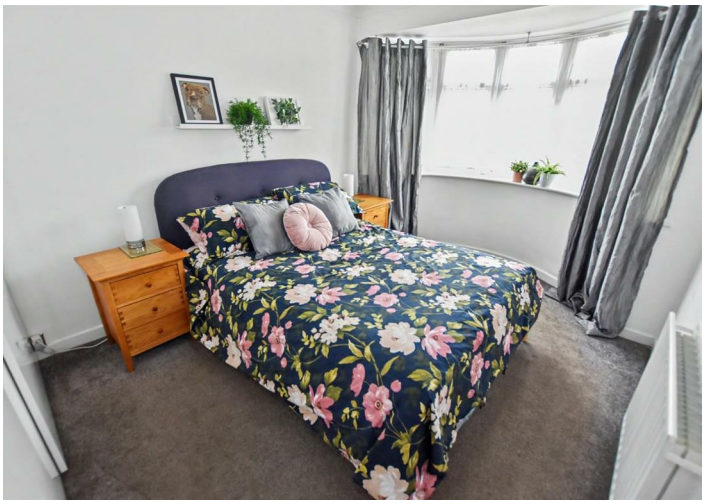
## Externally

### Front Garden
Laid mainly to a gravelled bed with maturing shrubs, path to the porch and gated access to the rear garden.

### Rear Garden
Laid mainly to lawn with a sizeable patio area, timber fence enclosed, various maturing shrubs enclosed flower beds laid to gravel, hardstanding for a garden shed.

**Driveway**
A drive extends along the side of the property providing off road parking.

**Agents Notes:**
Council Tax Band: C
Energy Performance Rating: D



GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.

TOTAL FLOOR AREA : 639 sq.ft. (59.4 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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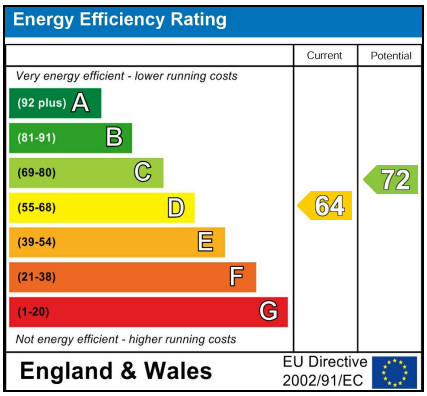

## Disclaimer

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