

21 Kentstone Close

**NORTHAMPTON
NN2 8QW**

Guide Price £225,000



- **END TERRACE HOUSE**
- **THREE BEDROOMS**
- **GAS CENTRAL HEATING**
- **GARAGE**

- **KITCHEN/DINER**
- **UPVC DOUBLE GLAZING**
- **CUL-DE-SAC LOCATION**
- **ENERGY EFFICIENCY RATING TBA**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom end of terrace property situated at the end of a quiet cul-de-sac close to fields and Brampton Valley Way. This nicely proportioned property sits on a good sized corner plot and comprises in brief, entrance porch, lounge, and kitchen/diner to the ground floor, with three bedrooms and a bathroom to the first floor. Externally there are gardens to the front and rear, with a garage situated in a block opposite. The property also benefits from UPVC double glazing and gas central heating.

Ground Floor

Entrance Porch

Enter via UPVC composite door, obscure UPVC double glazed window to front aspect, storage cupboards, tiled flooring.

Lounge

14'10" x 13'10" (4.54 x 4.23)

UPVC double glazed window to front aspect, stairs leading to first floor landing, door to kitchen/diner.

Kitchen/Diner

14'10" x 9'7" (4.54 x 2.94)

UPVC sliding patio doors into rear garden, UPVC double glazed window to rear aspect, modern wall and base mounted units with drawers, roll top work surfaces, tiled splash backs, space for oven with gas hob, space/plumbing for washing machine, space for American fridge freezer, tiled flooring.

First Floor

First Floor Landing

Loft hatch entrance.

Bedroom One

13'10" x 8'0" (4.23 x 2.46)

UPVC double glazed window to front aspect.

Bedroom Two

9'8" x 8'1" (2.97 x 2.47)

UPVC double glazed window to rear aspect.

Bedroom Three

7'10" x 6'5" (2.40 x 1.98)

UPVC double glazed window to front aspect.

Family Bathroom

6'9" x 6'4" (2.07 x 1.95)

Obscure UPVC double glazed window to rear aspect, white suite comprising of panel bath with shower over, pedestal wash hand basin, low level W/C, tiled splash backs, storage cupboard, ceiling spot lights, chrome wall mounted heated towel rail.

Externally

Front Garden

Laid to lawn, cobblestone path, decorative stones, external lighting.

Rear Garden

Easterly aspect, two patio areas, laid to lawn, dwarf brick wall, decorative stones, storage shed, fully surround by wooden panel fencing with side gate.

Garage

Up and over door.

Agents Notes

West Northampton Council:

Tax Band: B

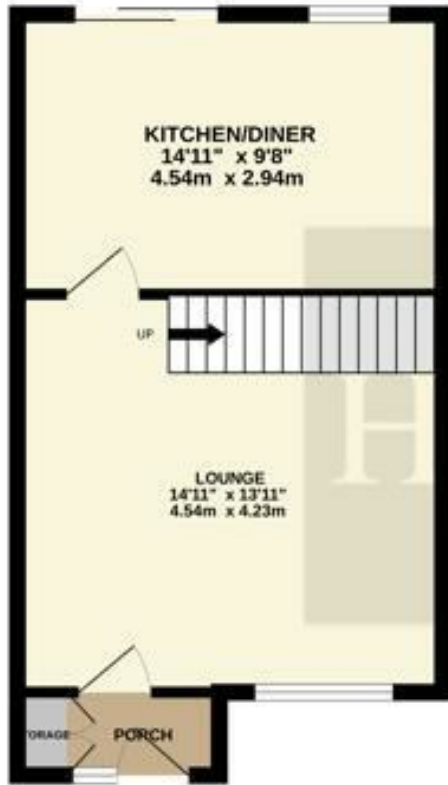
Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers.

A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.

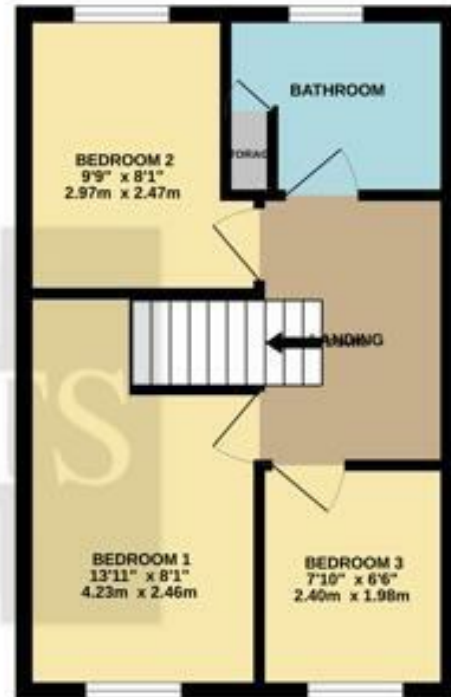




GROUND FLOOR



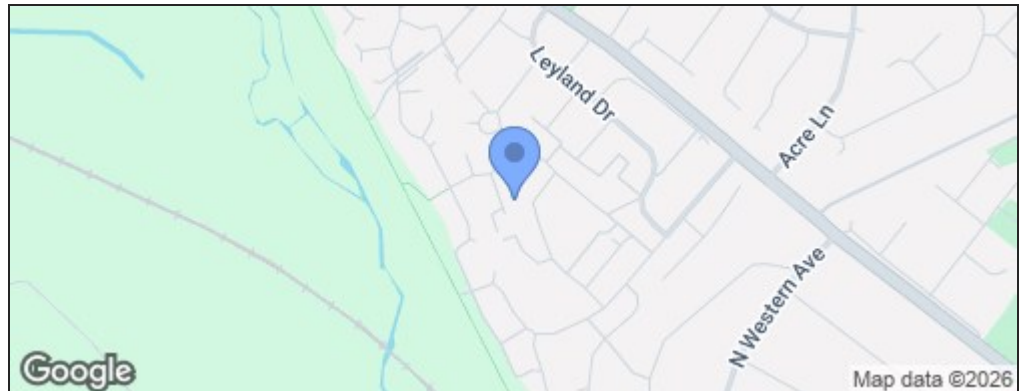
1ST FLOOR



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		
(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	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.