

**27 Wildern Lane
East Hunsbury
NORTHAMPTON
NN4 0SN**

£240,000



- **END OF TERRACE**
- **LOUNGE / DINER**
- **EXCELLENT CONDITION**
- **DRIVEWAY & GARAGE**

- **TWO DOUBLE BEDROOMS**
- **MODERN KITCHEN & BATHROOM**
- **SOUGHT AFTER AREA**
- **ENERGY EFFICIENCY RATING : TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A spacious end of terrace house in this highly sought after road, offered in good condition with the added benefit of a driveway and garage. The accommodation comprises in brief; entrance hall, lounge/diner, and kitchen to the ground floor. To the first floor are two double bedrooms and a bathroom. The property also benefits from UPVC double glazing, gas central heating, and gardens to the front and rear.

Entrance Hall

7'10" x 4'7" (2.40 x 1.40)

Enter via UPVC door, radiator.

Kitchen

7'10" x 7'8" (2.40 x 2.36)

UPVC window to front aspect, a range of wall and base units with roll top work surfaces, stainless steel sink and drainer, integrated oven with hob and extractor over, space for various appliances, complementary tiling.

Lounge / Diner

16'8" x 12'6" (5.10 x 3.82)

UPVC French doors to rear aspect, spiral staircase, feature fireplace, radiator.

First Floor Landing

Loft access, radiator.

Bedroom One

12'6" x 8'11" (3.82 x 2.72)

UPVC window to rear aspect, radiator.

Bedroom Two

12'6" x 7'10" (3.83 x 2.40)

UPVC window to front aspect, cupboard housing combination boiler, radiator.

Bathroom

7'6" x 5'0" (2.29 x 1.53)

Obscure UPVC window to side aspect, bath unit with shower over, low level wc, inset sink unit with storage under, complementary tiling, chrome heated towel rail.

Front Garden

Driveway offering off road parking, lawn area.

Rear Garden

Patio and lawn areas, various flower and shrub borders, UPVC door leading to garage, enclosed by wooden fencing.

Garage

16'7" x 8'4" (5.08 x 2.55)

Up and over door, power and light connected.

Agents Notes

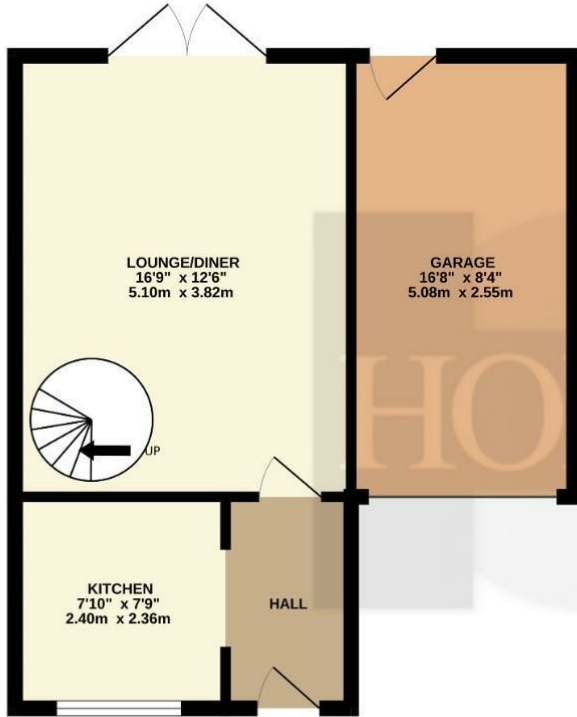
Local Authority: West Northamptonshire

Council Tax Band: C

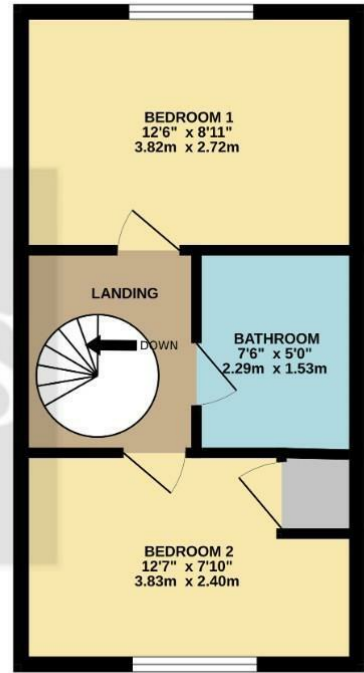




GROUND FLOOR
448 sq.ft. (41.7 sq.m.) approx.

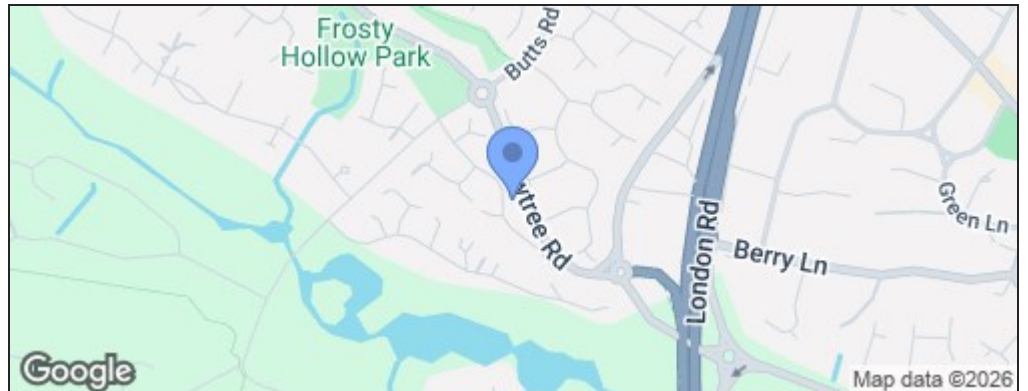


1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.