

81 Byron Street

**NORTHAMPTON
NN2 7JE**

£210,000



- MID TERRACE
- UPVC DOUBLE GLAZING
- REAR GARDEN

- TWO BEDROOM
- GAS TO RADIATOR CENTRAL HEATING
- ENERGY EFFICIENCY RATING: D

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A mature, two bedroom, mid terrace property situated close to the town centre and Race Course public park. The accommodation comprises entrance hall, lounge/dining room, kitchen, two bedrooms and a bathroom. Additional benefits include UPVC double glazing, gas to radiator central heating and garden to the rear.

Ground Floor

Entrance Hall

Radiator, stairs leading to first floor landing, door to:

Lounge/Dining Room

21'8" x 7'5" (6.61 x 2.28)

Two feature fireplaces, radiators, built in understairs storage cupboard, UPVC double glazed window to front, UPVC double glazed French doors to rear, door to:

Kitchen

10'6" x 7'1" (3.22 x 2.17)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, fitted electric hob with extractor fan above, electric oven, wall mounted gas fired boiler, plumbing for washing machine, UPVC double glazed window to side, radiator.

Utility Area

Power and light connected, window to rear.

First Floor

Landing

Access to loft, doors to:

Bedroom One

14'1" x 10'4" (4.30 x 3.17)

Radiator, feature fireplace, UPVC double glazed window to front.

Bedroom Two

10'11" x 8'8" (3.33 x 2.66)

Radiator, UPVC double glazed window to rear.

Bathroom

10'2" x 7'1" (3.11 x 2.17)

Suite comprising bath unit, separate double shower cubicle with shower unit above, hand wash basin, low level WC, tiled splash areas, radiator, UPVC double glazed window to rear.

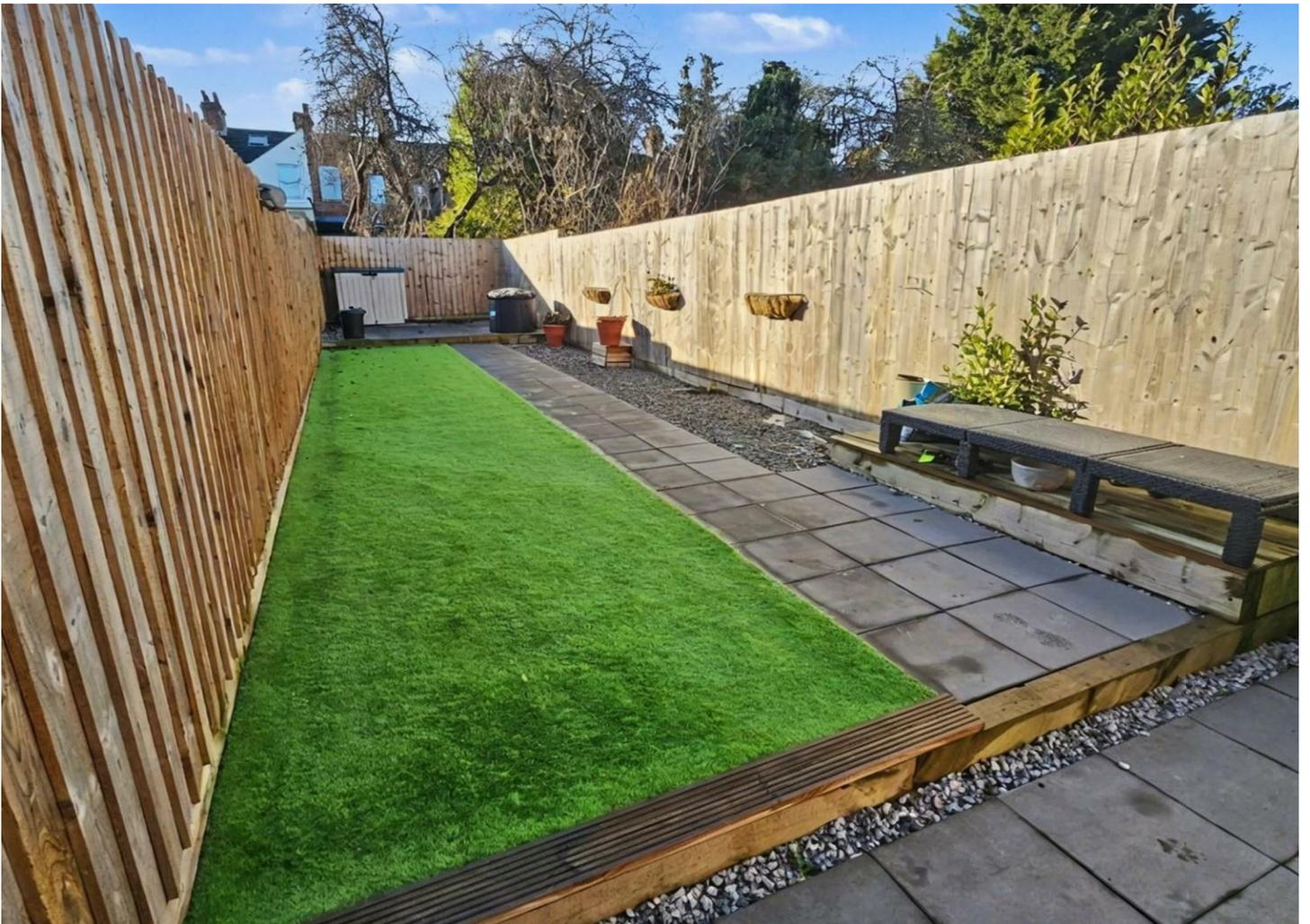
Externally

Rear Garden

Paved patio area leading to lawn, secondary patio to rear of garden.

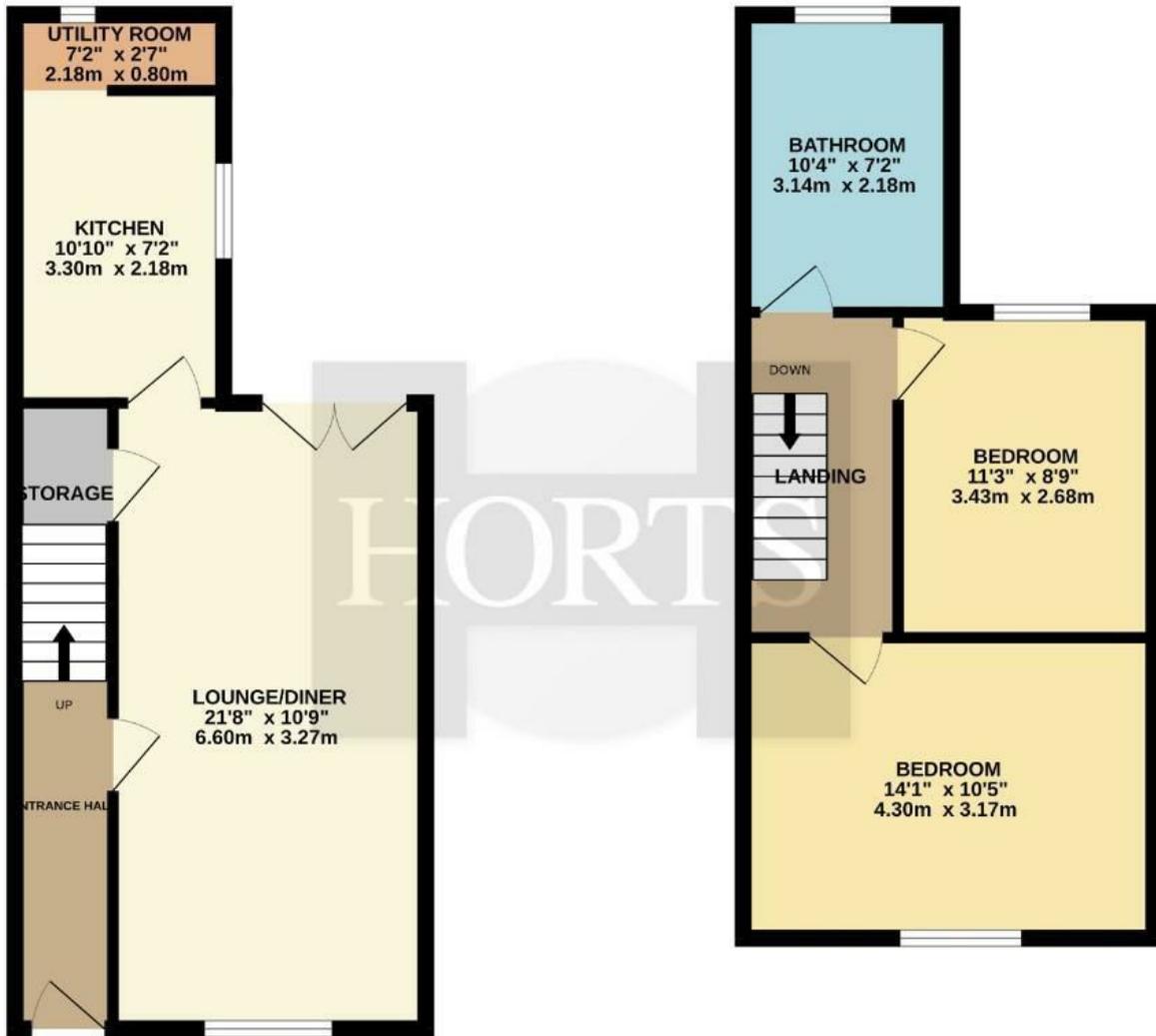
Agents Notes

Council Tax Band: B



GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.

1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.

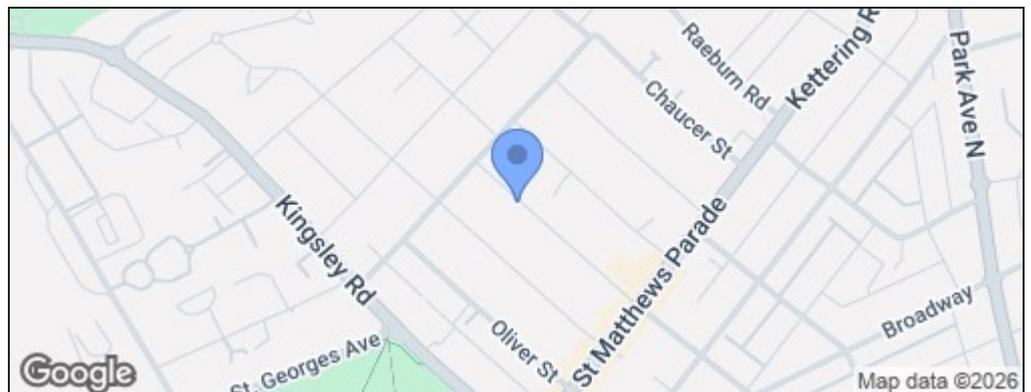


TOTAL FLOOR AREA: 780 sq.ft. (72.5 sq.m.) approx.

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			84
(69-80) C			
(55-68) D		64	
(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.