

**22a Thornfield
Cherry Lodge
NORTHAMPTON
NN3 8QR**

£1,100 Per Month



- ****AVAILABLE NOW****
- **TWO BEDROOMS**
- **RADIATOR HEATING**
- **ALLOCATED PARKING**

- **UNFURNISHED**
- **KITCHEN WITH APPLIANCES**
- **CONSERVATORY**
- **ENERGY EFFICIENCY RATING: C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

****AVAILABLE NOW****A modern two bedroom mid terrace home located on the eastern side of Northampton. The home has UPVC windows and doors, gas to radiator central heating and a brick UPVC conservatory to the rear. ****A viewing is highly recommended****

Entrance

Entry through UPVC partly glazed door, stairs rising to first floor landing, under stairs storage cupboard, radiator, coat hanging cupboard.

Lounge/Diner

16'0" x 12'3" (4.88 x 3.75)

Laminate flooring, radiator, window and UPVC partly glazed door to conservatory.

Conservatory

19'2" x 8'11" (5.85 x 2.74)

Of brick and UPVC construction, French doors to rear garden.

Kitchen

10'1" x 6'6" (3.08 x 1.99)

White base and wall mounted cupboards with single drainer stainless steel sink unit, roll top work surface space, fitted electric cooker, fitted fridge and washing machine, half tiling, window to front elevation.

Landing

Access to part boarded loft with insulation.

Bedroom one

12'3" x 10'10" (3.74 x 3.32)

UPVC window overlooking rear garden.

Bedroom two

9'2" x 9'2" (2.81 x 2.81)

Built in double wardrobes with clothes hanging rail and shelving, further fitted shelving with cupboard to rear housing combination boiler, radiator, UPVC window to front elevation.

Bathroom

A three piece white suite of pine panelled bath, close coupled WC, pedestal wash hand basin, radiator, full height tiling.

Front garden

Long lawn with paved pathway leading to garden.

Rear garden

Low maintenance rear garden which has been pebbled, timber panel tool shed. The rear garden is fully enclosed by fencing.

Parking

Allocated parking which is marked and numbered to the side of the property.

Agency Notes

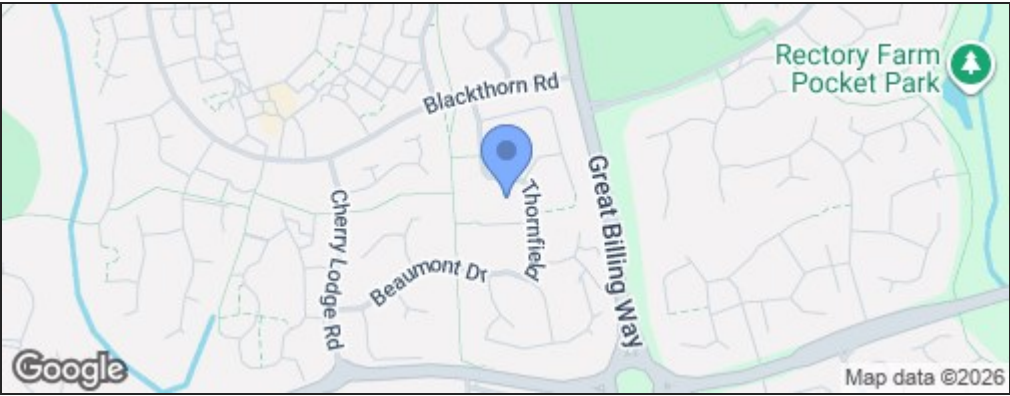
Local Authority: West Northamptonshire Council
Council Tax Band - B

****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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	73	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.