

**21 Forest Road
Hartwell
NORTHAMPTON
NN7 2HE**

£195,000



- **TWO BEDROOMS**
- **VILLAGE LOCATION**
- **UPVC DOUBLE GLAZED**
- **TWO RECEPTION ROOMS**
- **ENERGY EFFICIENCY RATING: D**

- **COTTAGE**
- **NEEDS REFURBISHMENT**
- **GAS RADIATOR HEATING**
- **GARDENS**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A delightful mid-terrace cottage offers a unique opportunity for those looking to create their dream home. With its older character, the property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings in. The two well-proportioned bedrooms provide ample space for relaxation, while the bathroom offers essential amenities.

This cottage is in need of refurbishment, allowing you to personalise the space to your taste and style. The potential for transformation is significant, making it an ideal project for those with a vision. The village location adds to the appeal, providing a sense of community and tranquillity, while still being conveniently close to local amenities.

Whether you are a first-time buyer, an investor, or someone looking to downsize, this property presents a wonderful opportunity to breathe new life into a charming home. Embrace the chance to make this cottage your own in the picturesque setting of Hartwell.

Ground Floor

Entrance Porch

UPVC double glazed window to front, door to:

Entrance Hall

Stairs to first floor landing, doors to:

Lounge

16'6" x 10'11" (5.04 x 3.35)

Feature fireplace, radiator, two UPVC double glazed window to front.

Dining Room

16'4" x 10'9" (5.00 x 3.28)

Feature fireplace, radiator, UPVC double glazed window to front, window to rear, door to:

Kitchen/Breakfast Room

17'10" x 9'1" (5.45 x 2.78)

Modern kitchen comprising sink unit with cupboard below, a range of floor standing cupboards with worktops above, eye level cupboards, range cooker point, radiator, UPVC double glazed window and French door to rear.

WC/Utility

Low level w.c, plumbing for washing machine.

First Floor

First Floor Landing

Heated towel rail, UPVC double glazed window to rear, doors to:

Bedroom One

16'2" x 7'6" (4.93 x 2.29)

Radiator, wardrobe, UPVC double glazed window to front and rear.

Bedroom Two

10'11" x 10'0" (3.35 x 3.06)

Radiator, UPVC double glazed window to front.

Bathroom

Suite comprising bath unit, hand wash basin, low level w.c, tiled splash backs, UPVC double glazed window to rear.

Externally**Front Garden**

Small gravel area, path to front door.

Rear Garden

Paved patio, shed,

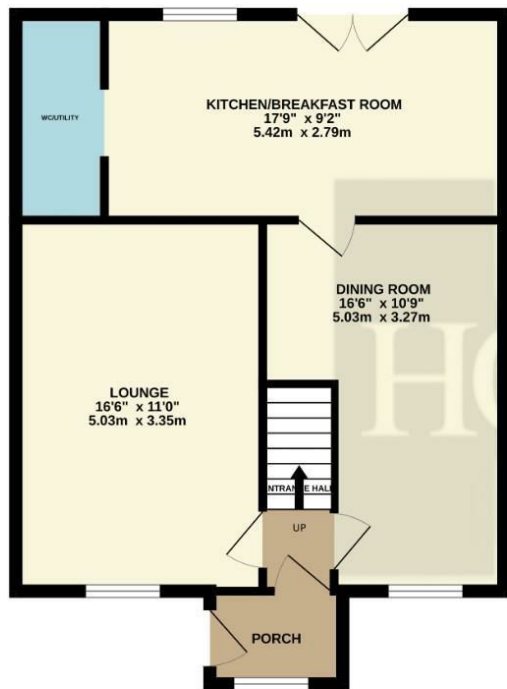
Agents Notes

West Northampton Council Tax Band: C

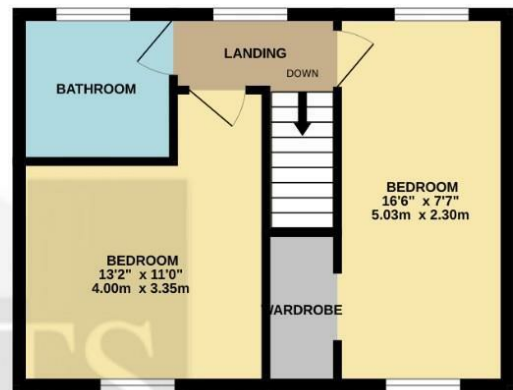




GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 939 sq.ft. (87.2 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
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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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.