

**31 Champion Court  
Northampton  
NORTHAMPTONSHIRE  
NN3 9BW**

**£250,000**



- **FOUR BEDROOMS**
- **REFITTED KITCHEN / DINER**
- **DOWNSTAIRS CLOAKROOM**
- **COMMUNAL PARKING**

- **THREE STORY**
- **REFITTED BATHROOM**
- **ENCLOSED REAR GARDEN**
- **ENERGY RATING: C**

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## **Ground Floor**

### **Entrance Hall**

Enter through double glazed door into lounge.

### **Lounge**

11'5" x 10'6" (3.5 x 3.21)

Window to front aspect, opening to hallway, door to cloakroom and kitchen/diner, stairs rising to first floor.

### **Cloakroom**

Fitted with a two piece suite comprising low level WC, sink.

### **Kitchen/Diner**

14'4" x 11'5" (4.37 x 3.5)

Refitted with a range of wall and base level units with work surfaces over, sink and drainer unit with mixer tap over, built in electric double oven, fitted induction hob with extractor hood over, tiled splashbacks, space for fridge/freezer, space for washing machine, space for tumble dryer, space for dishwasher, windows and French doors leading to rear garden.

## **First Floor**

### **First Floor Landing**

Doors to bedrooms two and three, stairs leading to second floor.

### **Bedroom Two**

14'5" x 11'6" (4.39m x 3.51m)

Window to rear aspect.

### **Bedroom Three**

14'5" x 11'6" (4.41 x 3.53)

Window to front aspect.

## **Second Floor**

### **Second Floor Landing**

Built in storage cupboard, doors to bedrooms one and four, door to bathroom.

### **Bedroom One**

14'6" x 11'6" (4.42m x 3.51m)

Window to rear aspect.

### **Bedroom Four**

8'6" x 11'6" (2.6 x 3.53)

Window to front aspect.

### **Bathroom**

Fitted with a three piece suite comprising low level WC, vanity unit with inset sink, large double walk in shower cubicle with fitted shower over.

## **Externally**

### **Front Garden**

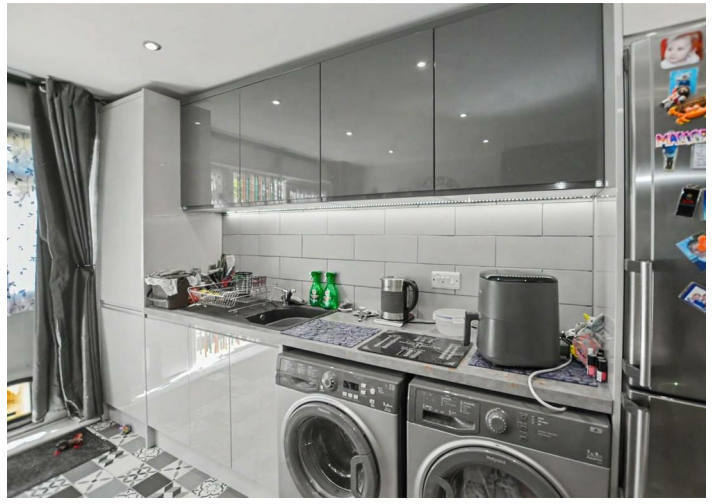
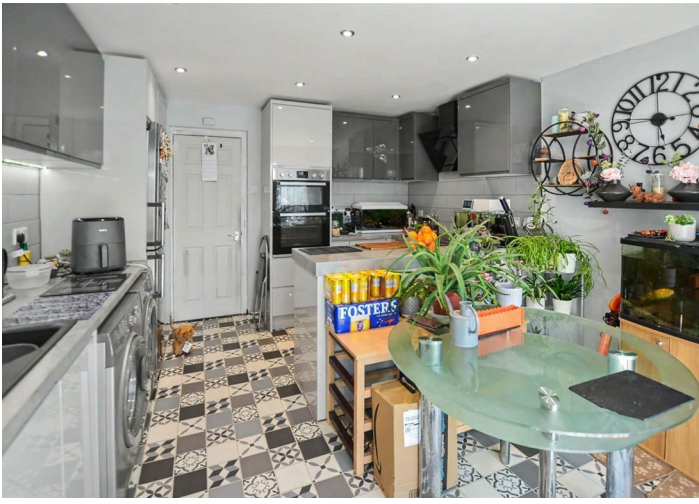
Laid mainly to decorative bark with plant border, path leading to front door.

**Rear Garden**

Laid mainly to patio, enclosed by timber fencing, gated rear access, storage shed, established shrubs.

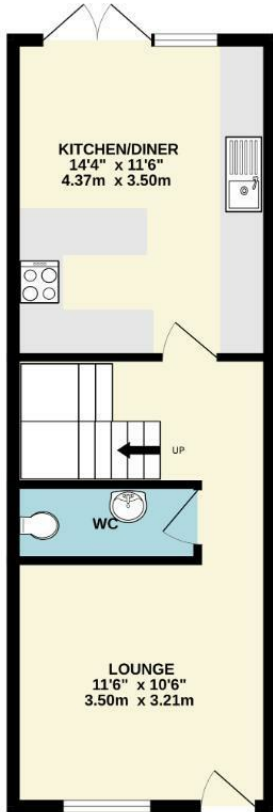
**Agents Notes**

Council Tax Band: B

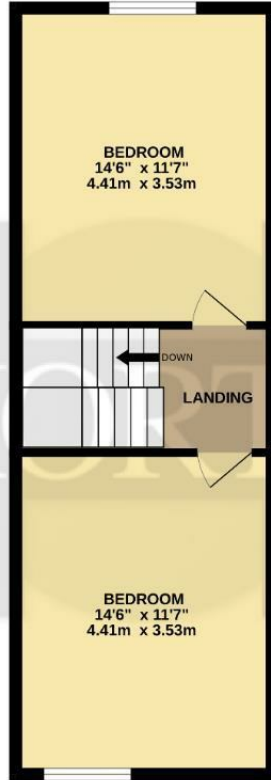




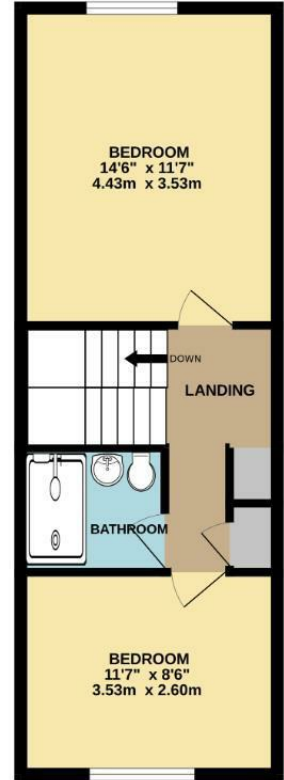
GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



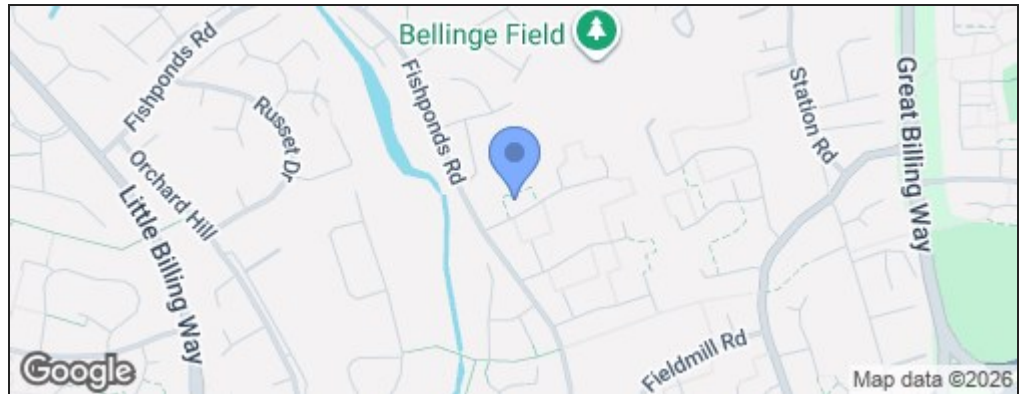
2ND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 1222 sq.ft. (113.5 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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.