

**76 Northampton Road  
Brixworth  
NORTHAMPTON  
NN6 9DY**

**£1,000 Per Month**



- AVAILABLE NOW
- KITCHEN/DINER
- DOUBLE GLAZING
- ATTRACTIVE GARDEN
- ENERGY EFFICIENCY RATING: D

- TWO BEDROOMS
- SOUGHT AFTER VILLAGE
- GAS CENTRAL HEATING
- SHOPS AND SCHOOLS CLOSE BY
- COUNCIL TAX BAND: B

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PERSONAL • PROFESSIONAL • PROACTIVE

**\*\*Available Now\*\*** An attractive two bedroomed mid-terraced property located in the sought after village of Brixworth. The accommodation comprises lounge, kitchen/diner, two bedrooms and bathroom. Externally, there is a low maintenance front garden, rear garden and a substantial outbuilding. Brixworth offers a Primary School, two pubs and a Co-op store.  
**\*\*Unfurnished\*\***

## **Ground Floor**

### **Lounge**

15'1" x 9'10" (4.62 x 3.001)

Approached via the entrance door. Window to the front elevation, radiator and exposed brick fireplace.

### **Kitchen/Diner**

15'1" x 13'7" (4.62 x 4.15)

Two windows to the rear elevation and door providing access to the rear garden. One and a half bowl sink unit set into a range of base units with cupboards and drawers under and work surfaces over. Tiled splashbacks. Built-in oven and hob, built-in fridge/freezer and plumbing for washing machine. Radiator and understairs storage cupboard.

## **First Floor**

### **Landing**

Loft access leading to roof space. Doors leading to:

### **Bedroom One**

15'1" x 9'10" (4.62 x 3.00)

Two windows to the front elevation, two radiators and coving.

### **Bedroom Two**

10'8" x 9'2" maximum (3.27 x 2.80 maximum)

Window to the rear elevation, radiator and storage cupboard.

### **Bathroom**

Obscure window to the rear elevation. White bathroom suite comprising low-level WC, pedestal wash hand basin and side-panelled bath with mains shower over. Fully tiled to the bath area, extractor fan, coved ceiling and chrome heated towel rail.

### **Externally**

To the front there is a low-maintenance garden with a pathway leading to the entrance door. To the rear is a garden with a substantial outbuilding.

### **Agents notes**

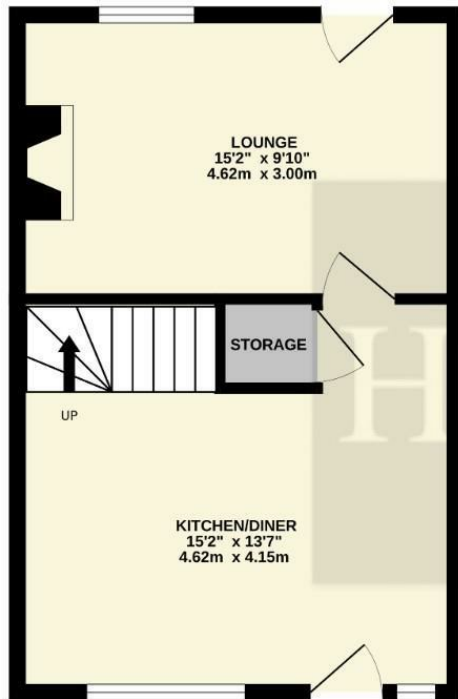
Council Tax Band: B

**\*\*HOLDING DEPOSIT\*\***

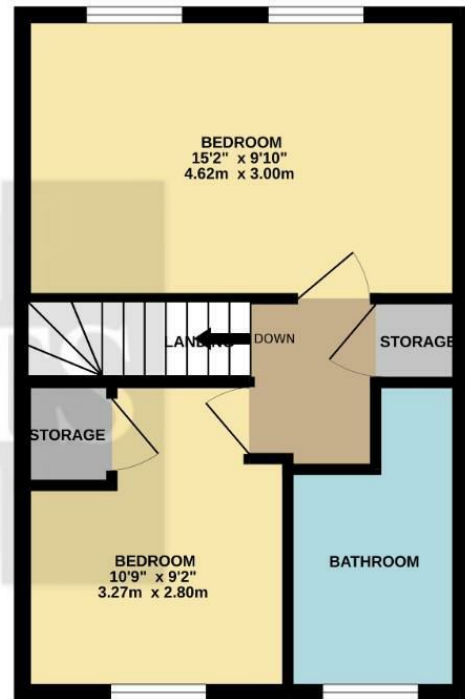
The equivalent of 1 weeks' rent as holding deposit will be taken to secure the property. This payment will be taken upon the offer being accepted. Should the offer be declined, no payment will be taken. If the references return as acceptable, this will be deducted from the deposit upon move in. Should the references fail, this amount is non-refundable.



GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix 5/2025

#### Energy Efficiency Rating

|                                             | Current   | Potential               |
|---------------------------------------------|-----------|-------------------------|
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>85</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>65</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <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.