

**15 The Briars  
Briar Hill  
NORTHAMPTON  
NN4 8SP**

**Offers Over £199,995**



- NO CHAIN
- DOWNSTAIRS CLOAKROOM
- DOUBLE GLAZING
- SPACIOUS END TERRACE

- THREE BEDROOMS
- GAS RADIATORS CENTRAL HEATING
- FITTED WARDROBES
- ENERGY EFFICIENCY RATING: D

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PERSONAL • PROFESSIONAL • PROACTIVE

A spacious and well presented three bedroom end of terrace home situated in the popular residential area of Briar Hill. The accommodation comprises an entrance hall, a downstairs WC, a kitchen, and a generous lounge/diner on the ground floor. To the first floor, there are three well proportioned bedrooms and a family bathroom. The property benefits from front and rear gardens, UPVC double glazing, and gas central heating, with parking available in a communal car park to the rear. This property offers excellent value for money and is ideal for first time buyers, families, or investors alike.

## **Ground Floor**

### **Entrance Hall**

Spacious entrance with stairs rising to the first floor, a large understairs storage cupboard, and radiator. Access to all ground floor rooms.

### **Cloakroom**

Window to front aspect, low-level WC, wash hand basin with tiled splash backs.

### **Lounge/Diner**

21'3" x 10'4" (6.48m x 3.15m)

A light and airy dual aspect reception space with windows to the front and rear. Features include a TV point and two radiators. A connecting door leads to the kitchen.

### **Kitchen**

11'3" x 10'0" (3.43m x 3.05m)

Fitted with a range of base and wall mounted units with worksurfaces and tiled splash backs. Includes a sink unit, extractor fan, space for a washing machine and tumble dryer, pantry cupboard, and radiator. Window and door to the rear aspect providing access to the garden.

## **First Floor**

### **Landing**

Loft access and storage cupboard. Access to all bedrooms and the bathroom.

### **Bedroom One**

13'4" x 9'3" (4.07m x 2.84m)

A spacious double bedroom with a window to the rear aspect, fitted wardrobes, and radiator.

### **Bedroom Two**

10'5" x 10'0" (3.19m x 3.05m )

Another generous double room with window to rear aspect, fitted wardrobes, and radiator.

### **Bedroom Three**

8'5" x 7'9" (2.58m x 2.37m )

A good sized third bedroom with window to the front aspect, fitted cupboard, and radiator.

### **Bathroom**

9'9" x 4'9" (2.98m x 1.47m)

Fitted with a white suite comprising a panelled bath, pedestal wash hand basin, and low level WC. Part-tiled walls, radiator, and window to front aspect.

## **Externally**

### **Front Garden**

Laid to lawn with mature hedging.

**Rear Garden**

Fully enclosed, patio area, lawned area, gated side access.

**Parking**

Communal car parking is available to the rear of the property.

**Agents Notes**

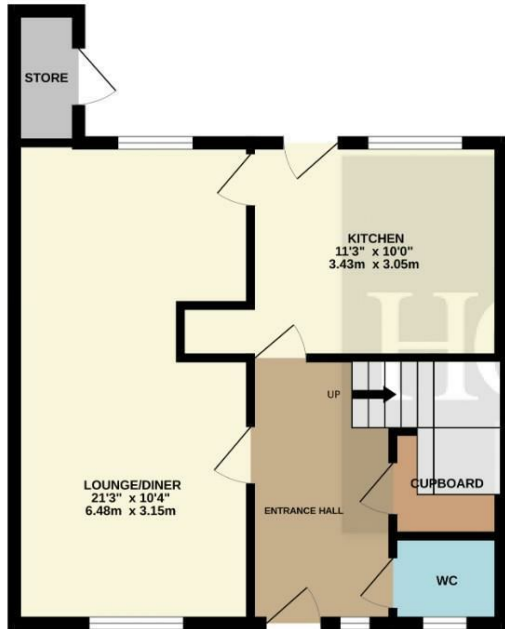
West Northamptonshire Council

Council Tax Band: B

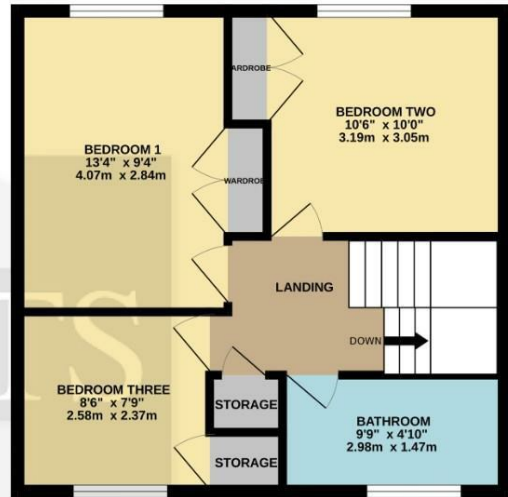




GROUND FLOOR  
474 sq.ft. (44.1 sq.m.) approx.



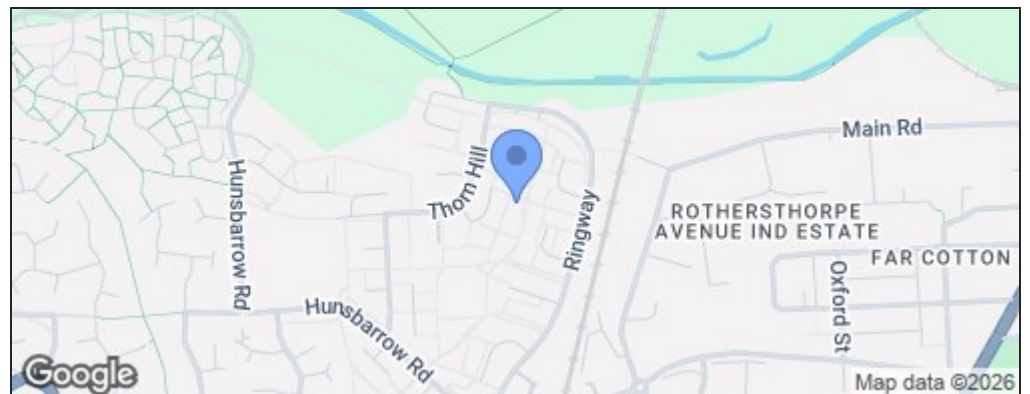
1ST FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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>			
(55-68) <b>D</b>		<b>68</b>	<b>80</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		



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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.