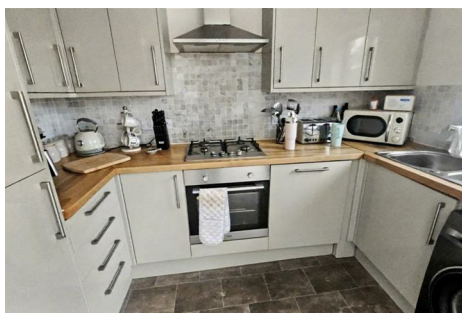


92 Byron Street

**NORTHAMPTON
NN2 7JD**

£223,000



- **THREE STOREY**
- **MASTER WITH EN SUITE**
- **GAS TO RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING: TBC**

- **THREE BEDROOMS**
- **MID TERRACE**
- **UPVC DOUBLE GLAZING**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A mature three bedroom three storey property situated close to Northampton town centre and walking distance to The Racecourse Park.

The accommodation comprises entrance hall, lounge/dining room, kitchen with conservatory dining room. The first floor has a master bedroom with en suite shower room and family bathroom, with two further bedroom to the second floor.

The property also benefits uPVC double glazing, gas radiator heating, small front garden and large rear garden.

Ground Floor

Entrance Hall

Door to:

Lounge

22'8" x 9'4" (6.92 x 2.87)

Wooden flooring, radiator, under stairs storage cupboard, stairs rising to first floor, UPVC double glazed window to front, door to:

Dining Room/Conservatory

9'7" x 5'1" (2.94 x 1.55)

Radiator, vinyl flooring, UPVC double glazed door to rear, UPVC door to side, opening to:

Kitchen

9'7" x 6'3" (2.94 x 1.92)

Modern fitted kitchen comprising sink unit with base cupboard under, a range of floor standing cupboards with work tops above, tiling above work surface, eye level cupboards, built in fridge/freezer and dishwasher, plumbing for washing machine, fitted gas hob with extractor fan above, electric oven, vinyl flooring, UPVC double glazed window to rear.

First Floor

Landing

Stairs rising to second floor, UPVC double glazed window to rear, door to:

Bedroom One

12'3" x 10'5" (3.74 x 3.19)

Radiator, UPVC double glazed window to front, door to:

En Suite

Suite comprising shower cubicle with shower unit above, hand wash basin, low level W/C, heated towel rail, tiled splash areas.

Family Bathroom

Suite comprising bath unit, low level W/C, hand wash basin with vanity unit below, tiled splash areas, radiator, UPVC double glazed window to rear.

Second Floor

Landing

Doors to:

Bedroom Two

10'10" x 9'4" (3.31 x 2.86)

Radiator, built in cupboard, UPVC double glazed window to rear.

Bedroom Three

11'0" x 7'9" (3.37 x 2.37)

Radiator, eave storage space, two double glazed velux windows to front, UPVC double glazed window to front.

Externally**Front Garden**

Surrounded by brick built wall, pathway leading to entrance, flower and shrub beds.

Rear Garden

Large rear garden with paved patio area leading to lawn, flower and shrub borders.

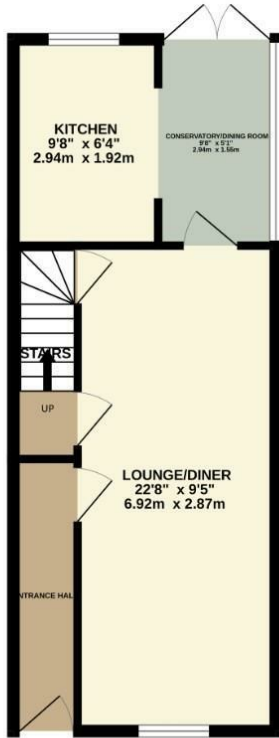
Agents Notes

Council Tax Band: B

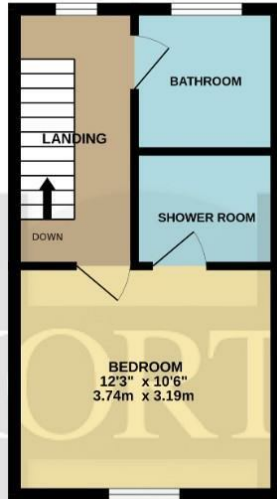




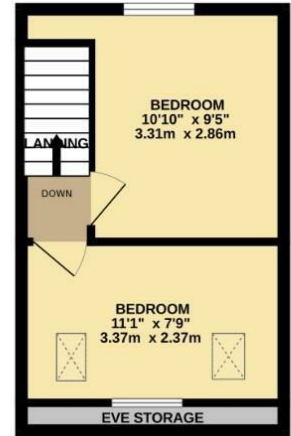
GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
278 sq.ft. (25.8 sq.m.) approx.

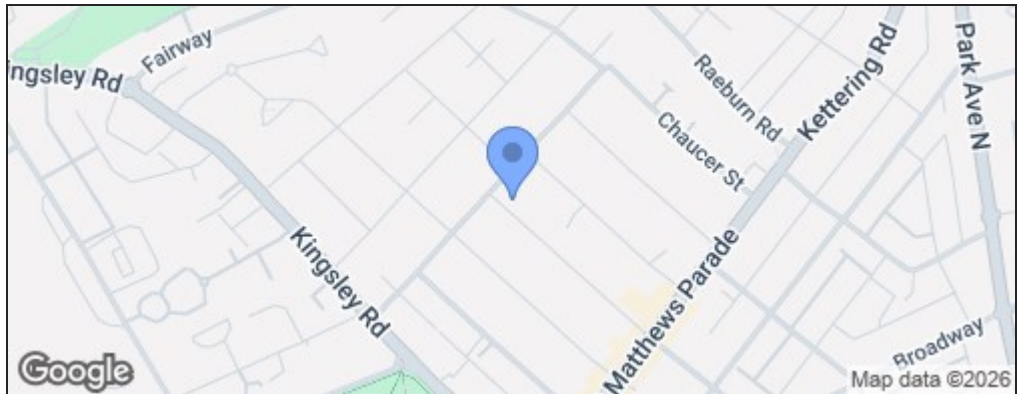


2ND FLOOR
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (84.9 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		
(81-91) B		
(69-80) C		
(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.