



Queen Street, Desborough NN14 2RE

- Two double bedrooms
- Two reception rooms
- Cloakroom W.C/Utility
- NO CHAIN
- Gas central heated and double glazed
- Rear garden

PRICE
£169,950
CHAIN FREE

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk



** IN PERSON AND VIDEO VIEWINGS AVAILABLE ** OFFERED WITH NO CHAIN - Good size TWO Double bedroom Terrace home with front court and enclosed rear garden. Gas central heated and double glazed. Entrance opening into Lounge/sitting room with wood burner, dining room area and Kitchen. Cloakroom/Utility room. Landing to two bedrooms and re-fitted bathroom with shower over.

ENTRANCE

Via Upvc panelled door opening into Lounge/sitting room

LOUNGE/SITTING ROOM

11'10" x 10'11" (3.63m x 3.33m)
With multi fuel wood burner complimented with brick hearth, stripped original flooring, double radiator, wall mounted cupboard housing electric meter, upvc double glazed window to the front, opening to dining area.

DINING ROOM

11'10" x 10'11" (3.63m x 3.33m)
Door to stairway to landlord having storage under, upvc double glazed window to the rear, double radiator, walk through to the kitchen.

KITCHEN

Range of wall and base units with work surfaces over, stainless steel sink complimented with a mixer tap, stripped wooden flooring, upvc double glazed window to the side, opening to the inner hall leading to utility /wc and door to rear garden.

INNER HALL

This area provides further space for appliance and doors to utility/cloakroom W.C and rear garden.

UTILITY/CLOAKROOM/WC

Plumbing for washing machine and space for tumble dryer, base storage cupboard with work surface over, low level WC and hand wash basin, tiled to water sensitive areas, , upvc double glazed window to the rear, wall mounted combi boiler, door to inner hall.

LANDING

single radiator, doors to two double bedroom and bathroom.

BEDROOM ONE

12'7" x 11'10" (3.84m x 3.63m)
Upvc doubled glazed window to the front, double radiator.

BEDROOM TWO

11'3" x 9'6" (3.43m x 2.92m)
Upvc window to the rear. built in storage over the stair well housing the loft access

BATHROOM

8'7" x 6'5" (2.64m x 1.98m)
Comprising of three piece white suite with bath with shower over, low level WC and hand wash basin, tiling to water sensitive areas, radiator with features cover, upcv double glazed window to the rear.

OUTSIDE FRONT

At the front of the property you with find an enclosed area via wooden picket fencing and pathway.

OUTSIDE REAR

Pleasant enclosed rear garden that is mainly laid to grass (shed to be removed prior to tenancy commencement).

