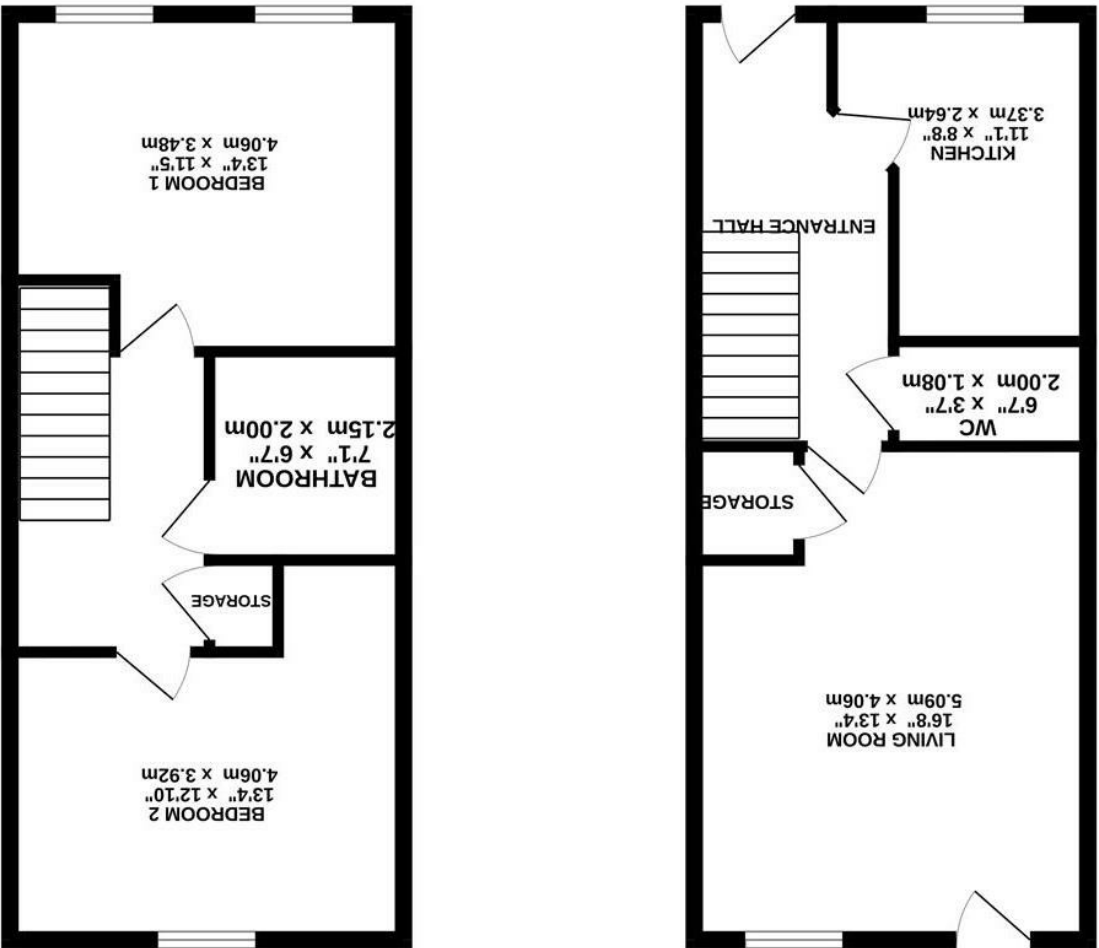


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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TOTAL FLOOR AREA : 834 sq.ft. (77.5 sq.m.) approx.



Corby  
1A SPENCER COURT  
CORBY  
NORTHAMPTONSHIRE  
NN17 1BH

Thrapston  
22 HIGH STREET  
THRAPSTON  
NORTHAMPTONSHIRE  
NN14 4JH

Rothwell  
30 HIGH STREET  
ROTHWELL  
NORTHAMPTONSHIRE  
NN14 6BQ

Kettering  
12B HORSEMARKET  
KETTERING  
NORTHAMPTONSHIRE  
NN16 0DQ



16 Venus Avenue, Barton Seagrave, NN15 4BF  
£191,250

2 1 1 B

\*\*\*75% SHARED OWNERSHIP\*\*\*

Offered to the market is this beautifully presented, modern two bedroom semi-detached property, which is situated in the Hanwood Park development in Barton Seagrave. The Hanwood Park development provides leisure facilities, parks, and woodland space. You will also find local amenities such as pubs, supermarkets, cafes, and primary/secondary schools nearby. Internally, the accommodation offers a kitchen, a living/dining room, two double bedrooms, and a family bathroom. Externally, the rear garden is mostly laid to lawn with an addition of paved patio, creating the perfect space for outdoor furniture and dining. To the side of the property, you have parking for two cars.

Upon entry to the property, you are met with a large entrance hallway giving access to all ground floor accommodation and the rising staircase to the first floor. The kitchen is fitted with eye and base level units, alongside an integral hob/cooker and space for a fridge/freezer and washing machine. Generous in size, the living room has ample space for both living and dining furniture while benefiting from lots of natural light, a large storage cupboard, and direct access to the rear garden via a UPVC door. A guest WC concludes the ground floor accommodation. To the first floor, you will find two double bedrooms, a storage cupboard, and a family bathroom. The family bathroom comprises a bath with a shower over, a pedestal handwash basin, and a low-level WC.

AGENTS NOTES -  
Rent & Service Charge on the 25% is £348.54.

COUNCIL TAX BAND - B  
EPC - B



**Kitchen**  
11'0" x 8'7" (3.37 x 2.64)

**Living room**  
16'8" x 13'3" (5.09 x 4.06)

**Bedroom 1**  
13'3" x 11'1" (4.06 x 3.38 )

**Bedroom 2**  
13'3" x 12'10" (4.06 x 3.92)

**Bathroom**  
7'0" x 6'6" (2.15 x 2.00)