

**3 Naseby Street  
Semilong  
NORTHAMPTON  
NN2 6HW**

**£170,000**



- **MATURE TERRACE**
- **DOWNSTAIRS SHOWER ROOM**
- **GAS CENTRAL HEATING**
- **GOOD CONDITION**

- **TWO DOUBLE BEDROOMS**
- **UPVC DOUBLE GLAZING**
- **NO UPPER CHAIN**
- **ENERGY EFFICIENCY RATING : TBC**

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A mature terrace property situated in this wide, quiet street, offered in good condition and benefitting from two double bedrooms with no upper chain. With accommodation comprising in brief; lounge, kitchen, rear lobby, downstairs shower room, with two double bedrooms to the first floor. The property also benefits from UPVC double glazing, gas central heating, and a rear garden.

## **Ground Floor**

### **Lounge**

13'3" x 12'11" (4.05 x 3.95)

Enter via UPVC door, UPVC window to front aspect, feature fireplace, wooden laminate flooring, radiator.

### **Kitchen**

10'2" x 6'11" (3.11 x 2.11)

UPVC window to rear aspect, a range of wall and base units with roll top work surfaces, stainless steel sink and drainer, oven, breakfast bar, space for washing machine, complementary tiling, ceramic tiled flooring, stairs rising to first floor.

### **Rear Lobby**

UPVC door leading to garden, space for fridge/freezer, ceramic tiled flooring, radiator.

### **Downstairs Shower Room**

5'11" x 5'10" (1.81 x 1.78)

Obscure UPVC window to side aspect, tiled shower cubicle, low level wc, sink unit with storage under, complementary tiling, ceramic tiled flooring, chrome heated towel rail.

## **First Floor**

### **Landing**

UPVC window to rear aspect, loft access.

### **Bedroom One**

15'10" x 7'11" (4.85 x 2.43)

UPVC window to front aspect, fitted double wardrobe, radiator.

### **Bedroom Two**

11'11" x 9'0" (3.65 x 2.76)

UPVC window to rear aspect, cupboard housing combination boiler, radiator.

## **Externally**

### **Rear Garden**

Gravel and lawn areas, raised bed to rear, wooden shed, enclosed by low level brick walls and wooden fencing.

## **Agents Notes**

Local Authority: West Northamptonshire

Council Tax Band: A

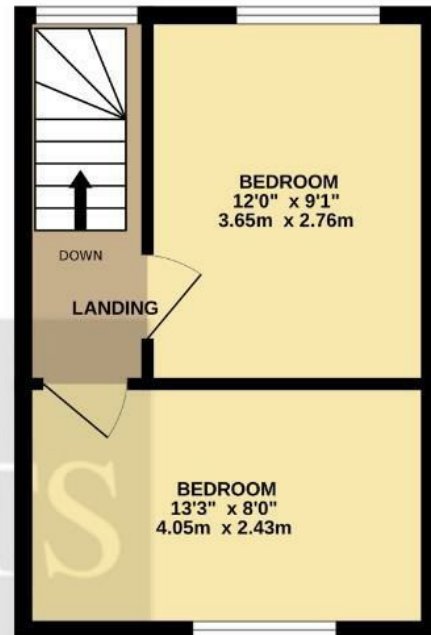
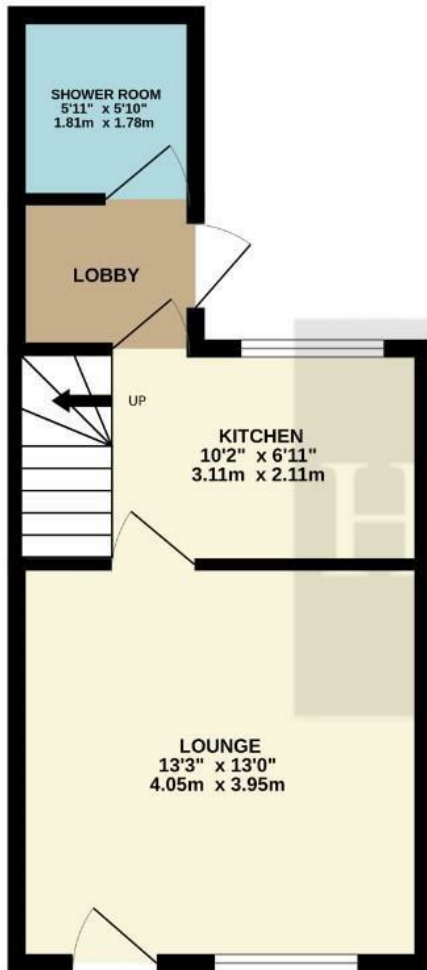






GROUND FLOOR  
327 sq.ft. (30.4 sq.m.) approx.

1ST FLOOR  
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 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.