

214 Beech Avenue

NORTHAMPTON
NN3 2LE

£315,000



- THREE BEDROOM
- EXTENDED OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING: C

- MID TERRACE
- LOFT ROOM
- GAS TO RADIATOR HEATING
- SINGLE GARAGE TO REAR OF GARDEN

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PERSONAL • PROFESSIONAL • PROACTIVE

A mature, well presented, three bedroom mid terrace property situated in a popular location. The accommodation comprises in brief: entrance hall, lounge, extended open plan kitchen/dining/family room, three bedrooms and a bathroom. Additional benefits include loft room, UPVC double glazing, gas to radiator heating, off road parking and single garage.

Ground Floor

Entrance Hall

Vinyl flooring, stairs rising to first floor landing, radiator, under stairs storage cupboard, doors to:

Lounge

11'4" x 15'0" into bay (3.47 x 4.59 into bay)

Vinyl flooring, feature fireplace, UPVC double glazed bay window to front with fitted shutter blinds.

Open Plan Kitchen/Dining/Family Room

24'3" x 17'0" (7.41 x 5.19)

Extended room comprising sink unit in an island with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, built in gas hob with extractor fan above, electric oven, plumbing for washing machine and dishwasher, space for American style fridge/freezer, UPVC double glazed window and French doors to rear, two double glazed velux windows to rear, radiators.

First Floor

Landing

Stairs leading to loft door, doors to:

Bedroom One

10'0" x 14'6" into bay (3.07 x 4.44 into bay)

Radiator, UPVC double glazed bay window to front.

Bedroom Two

11'1" x 9'6" (3.38 x 2.90)

Radiator, UPVC double glazed window to rear.

Bedroom Three

9'4" x 5'6" (2.87 x 1.68)

Radiator, UPVC double glazed window to front.

Bathroom

Suite comprising walk-in shower cubicle with shower unit above, low level WC, hand wash basin, heated towel rail, UPVC double glazed window to rear.

Loft Room

15'3" x 9'7" (4.67 x 2.94)

Radiator, two velux windows to front and rear.

Externally

Front Garden

Mainly laid to block paved for off road parking, flower and shrub borders.

Rear Garden

Paved patio area leading to lawn, flower and shrub borders, pathway leading to garage.

Garage

16'0" x 19'8" (4.89 x 6.01)

Single garage, power and light connected, UPVC double glazed window to rear, door into garden, door to service road.

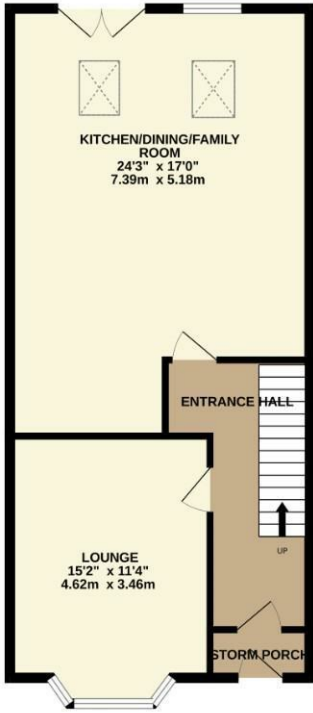
Agents Notes

Council Tax Band: C

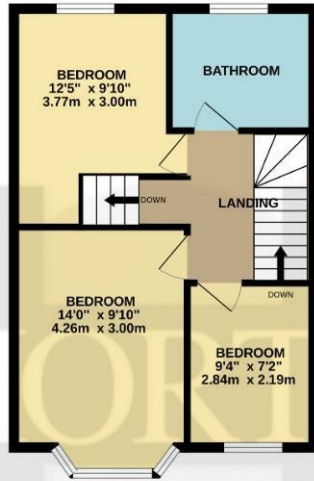




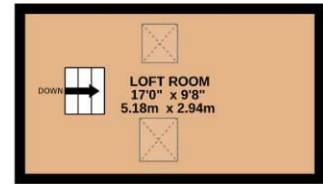
GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



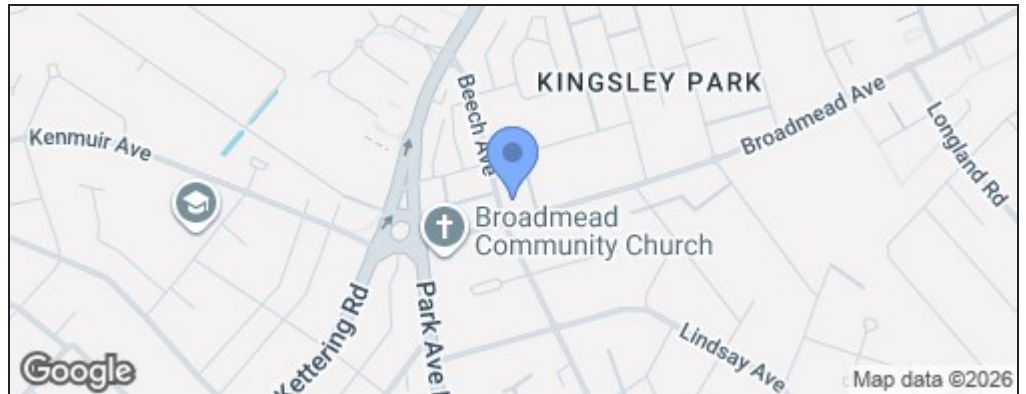
2ND FLOOR
164 sq.ft. (15.2 sq.m.) approx.



TOTAL FLOOR AREA: 1250 sq.ft. (116.1 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			85
(69-80) C		72	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.