12 Spratton Road
Brixworth
NORTHAMPTON
NN6 9DS

£1,100 Per Month









- **AVAILABLE DECEMBER*
- KITCHEN WITH APPLIANCES
- UPVC WINDOWS
- PARKING
- THREE BEDROOMS
- SEMI-DETACHED
- GAS TO RADIATOR HEATING
- ENERGY EFFICIENCY RATING: E

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

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The Property Ombudsman

PERSONAL • PROFESSIONAL • PROACTIVE

Available DecemberA three bedroom semi detached home located in the heart of Brixworth village. Improvements include a fitted kitchen with built in appliances, gas to radiator central heating served via combination boiler, UPVC sealed unit windows throughout. Externally the property has an enclosed rear garden of patio and lawn. To the front of the property is an open plan area offering off road parking. **Unfurnished**

Entrance Hall
Entry through partly glazed sealed unit door, stairs rising to first floor landing.

Lounge
14'6" x 13'10" (4.43 x 4.24)
Max. TV aerial point, telephone connection point, radiator, sliding patio doors to rear garden.

Kitchen/ Dining Room
17'6" x 12'4" (5.34 x 3.78)
L' shaped. Cream base and wall mounted cupboards with square edge work surface space, inset one and half bowl sink unit, built in single oven, inset gas hob with stainless steel extractor fan over, plumbing for washing machine, integrated dishwasher, half tiling to walls, sunken spotlights to ceiling, gas fired combination boiler for radiators and water, windows to front and rear elevations, two radiators, partly glazed UPVC door to side.

Landing
Access to loft area, radiator, window to front elevation.

Bedroom one
10'11" x 9'4" (3.34 x 2.85)
TV aerial point, radiator, window overlooking rear garden.

Bedroom two
10'9" x 8'5" (3.30 x 2.58)
TV aerial point, radiator, window to rear aspect.

Bedroom three
8'11" x 7'8" (2.73 x 2.35)
L' shaped. Bulk head storage shelf with radiator offering airing facility, TV aerial point, radiator, window to front elevation.

Bathroom
A four piece suite of panelled bath with mixer shower, corner shower cubicle, pedestal wash hand basin, close coupled WC, full height tiling, heated tall standing chrome towel rail, frosted window to front elevation.

Front garden
Pebbled area offering an off road parking facility, outside cold water tap.

Rear garden
Paved patio area onto newly laid lawn, fully enclosed by timber panel fencing.

Agency Notes
Council tax Band: B

HOLDING DEPOSIT

When you apply for a tenancy, we will require you to pay a holding deposit and complete an application form. The holding deposit is equivalent to 1 week’s rent - This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

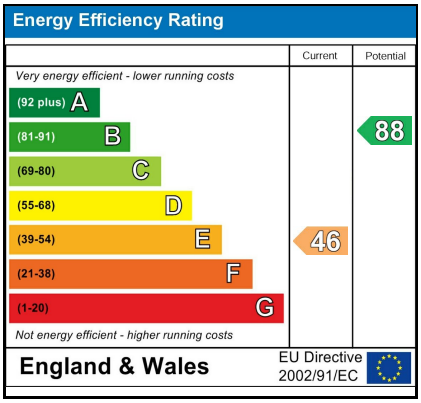














Disclaimer

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.