



£220,000

23 Victoria Street Burton Latimer NN15 5QX

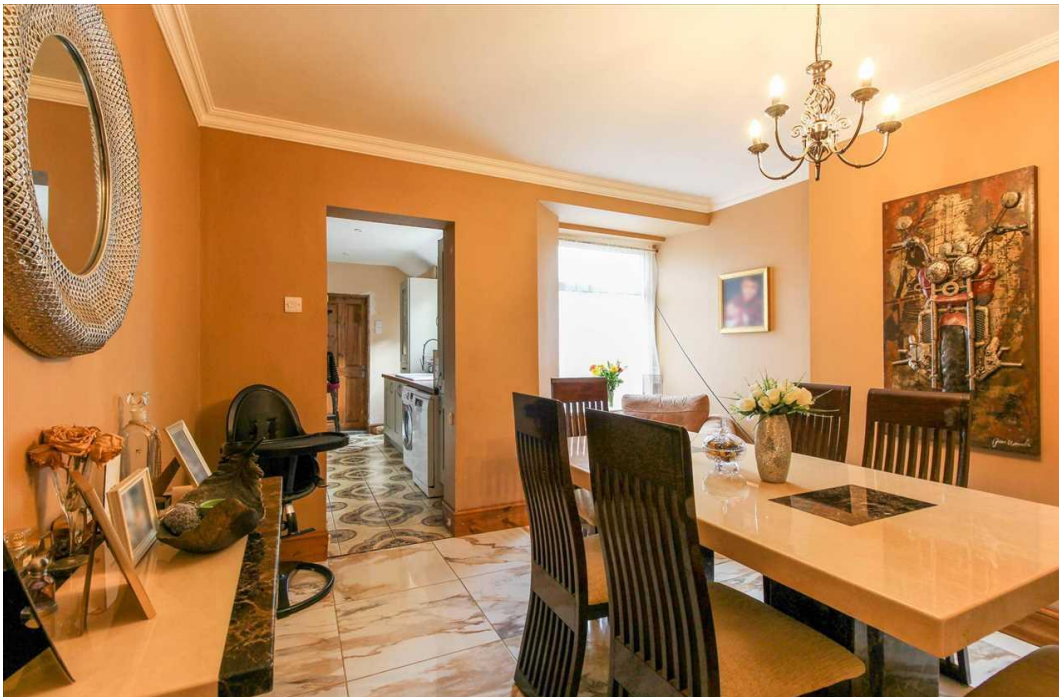


Carter Williams
Estate and Letting Agents



Calling all first-time buyers! Carter Williams are delighted to offer to the market this absolutely stunning three bedroom end terrace property to the market in Burton Latimer.

The property has been recently modernised internally and a spacious converted loft makes way for the good-sized bedroom or potential office space! Upon entering the property, a porch way offers storage space and separation to the living room which boasts fitted storage shelves and views over front aspect. From the lounge, the property then leads through to the sizeable dining room, benefiting from further fitted storage shelves, stunning marble effect tiled flooring and built-in under-stairs storage cupboard. Furthermore, the modern fitted kitchen is accessed via the dining room and hosts an array of base level and wall mounted storage units, plumbing and space for white goods, and gives access to the rear garden and the beautiful three-piece modern family bathroom located at the rear. On the first floor, two well-proportioned bedrooms can be found and stairs lead to second floor with third bedroom boasting two velux windows. Externally the property offers a good sized low maintenance rear garden and brick-built outbuilding.



Available now, we highly recommend viewing to truly appreciate all this property has to offer!

Council Tax Band: A
EPC Rating: D





Lounge 3.65m (12' 0") x 3.63m (11' 11")

Dining Room 3.64m (11' 11") x 3.63m (11' 11")

Kitchen 4.26m (14' 0") x 2.07m (6' 9")

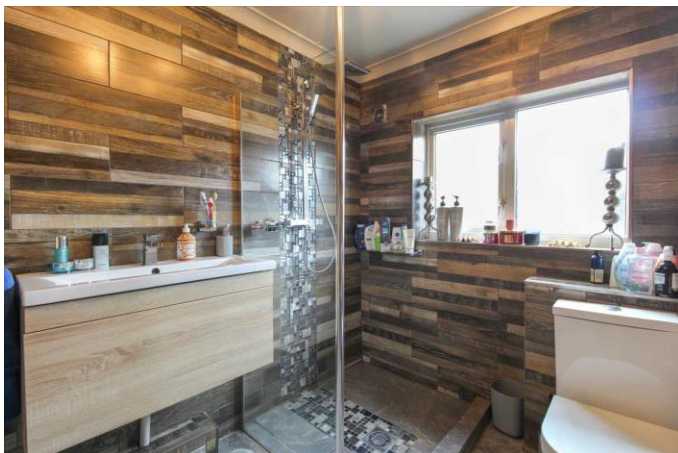
Bathroom 2.00m (6' 7") x 2.48m (8' 2")

Bedroom 3.63m (11' 11") x 3.64m (11' 11")

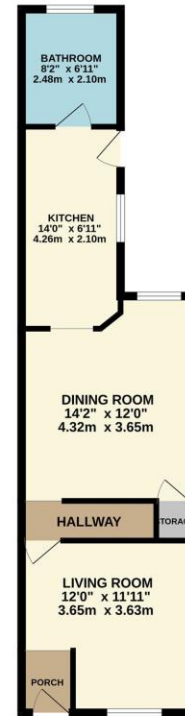
Bedroom 3.63m (11' 11") x 2.59m (8' 6")

Bedroom 3.24m (10' 8") x 4.50m (14' 9")

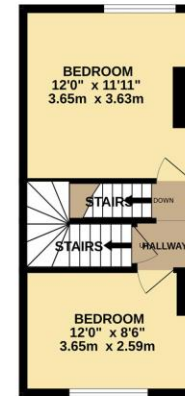




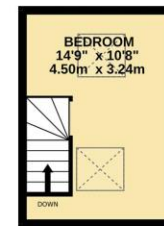
GROUND FLOOR
482 sq ft. (44.8 sq.m.) approx.



1ST FLOOR
310 sq ft. (28.8 sq.m.) approx.



2ND FLOOR
157 sq ft. (14.6 sq.m.) approx.



TOTAL FLOOR AREA: 948 sq. ft. (88.1 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			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(35-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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60 High Street
Burton Latimer
NN15 5LB
01536 723561

info@carter-williams.co.uk
www.carter-williams.co.uk

