

**168 High Street
Upton
NORTHAMPTON
NN5 4AX**

£1,450 Per Month



- AVAILABLE NOW
- ENSUITE TO MAIN BEDROOM
- KITCHEN WITH APPLIANCES
- ALLOCTED PARKING SPACE
- ENERGY EFFICIENCY RATING: TBC

- FOUR BEDROOM TOWNHOUSE
- OPEN-PLAN LIVING
- FIRST FLOOR LIVING ROOM
- CLOSE TO MANY AMMENITIES
- COUNCIL TAX BAND: D

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



PERSONAL • PROFESSIONAL • PROACTIVE

**** Available From 17th August**** A beautifully presented four-bedroom townhouse situated in the highly sought-after west Northampton suburb of Upton. Finished to an exceptional standard throughout, this spacious home offers contemporary open-plan living on the ground floor, incorporating a stylish fitted kitchen with fully integrated appliances and a generous living/dining area with access to the rear garden.

The first floor features a spacious living room, family bathroom, along with a well-proportioned bedroom, while the second floor offers the impressive principal bedroom with en-suite shower room, and two further bedrooms.

The property benefits from uPVC double-glazed windows and gas-fired central heating via radiators.

Externally, there is a small enclosed front garden and a private enclosed rear garden with gated access leading directly to an allocated parking space. ****Unfurnished****

Ground Floor

Entrance Hall

Entry through hardwood partly glazed door, laminate flooring, stairs rising to first floor.

Cloakroom

Large cloakroom with pedestal wash hand basin, tiled splash backs, close coupled WC, radiator, tiled floor.

Kitchen/Lounge/Dining Room

Dining Area

13'9" x 8'0" (4.20 x 2.44)

Laminate flooring, double radiator, full height window to front elevation.

Kitchen Area/Lounge Area

15'8" x 15'3" (4.80 x 4.66)

Fully fitted kitchen of cream base units, wood grain effect eye level units, chrome handles, granite effect square edge work surface space, inset one and a half stainless steel sink unit with waste disposal, integrated dishwasher, fridge and freezer, washing machine, built in single electric oven, inset four ring gas hob with extractor fan over, sunken spotlights to ceiling, full length window and French doors to rear garden.

First Floor

Landing

Storage cupboard, double radiator, stairs to second floor.

Lounge

15'8" x 11'11" (4.80 x 3.65)

Located to the rear of the property with views overlooking the garden, laminate flooring, radiator, two fully glazed doors to the rear.

Bedroom Two

9'1" x 8'11" (2.79 x 2.73)

Radiator, full length window to front elevation.

Bathroom

Three piece suite of panel bath with shower over and screen, wash hand basin with vanity cupboard below and large mirror behind, WC with enclosed cistern, heated chrome towel rail, electric shaver point, full height tiling to walls, tiled floor, sunken spotlights to ceiling.

Second Floor

Landing

Head of stairs storage cupboard, access to loft area, single radiator.

Bedroom One

12'3" x 9'10" (3.75 x 3.02)

Built in double wardrobe, radiator, full length window to front elevation.

En Suite Shower Room

Double-width shower cubicle, pedestal wash hand basin with mirror behind, close coupled WC, single radiator, full height tiling to walls, tiled floor, sunken spotlights to ceiling.

Bedroom Three

13'0" x 8'4" max (3.98 x 2.55 max)

Large airing cupboard with tank and slated linen shelving, radiator, window to rear aspect.

Bedroom Four

9'4" x 8'0" (2.86 x 2.44)

Radiator, window to rear elevation.

Externally

Front Garden

Paved frontage which is enclosed by wrought iron fencing and brick wall.

Rear Garden

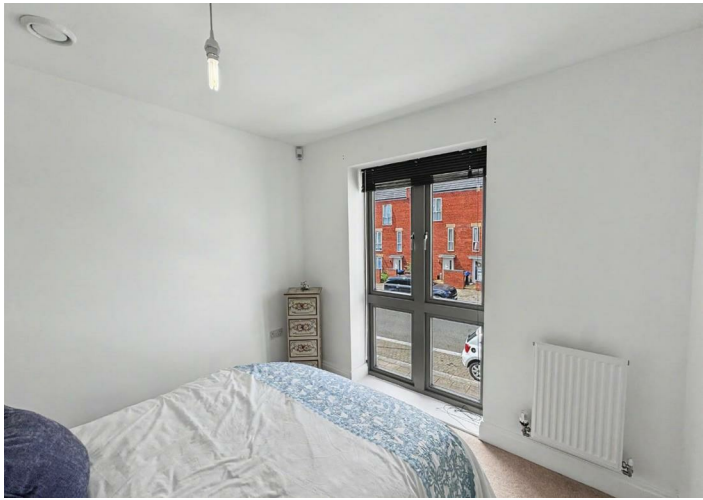
Lawn with pathway leading to small sunken patio area, flower and shrub beds, timber tool shed, outside cold water tap. The rear garden is fully enclosed by timber fencing and brick retaining walls with gated access leading to allocated parking space.

Agents Notes

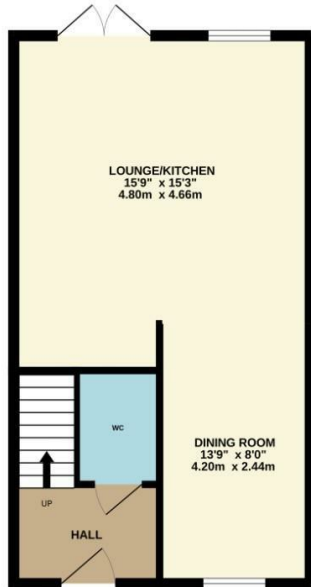
Council Tax Band: D

****HOLDING DEPOSIT****

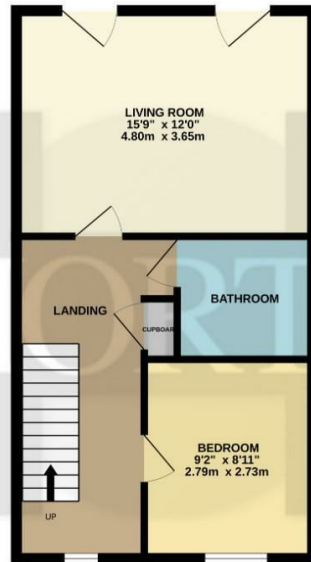
The equivalent of 1 weeks' rent as holding deposit will be taken to secure the property. This payment will be taken upon the offer being accepted. Should the offer be declined, no payment will be taken. If the references return as acceptable, this will be deducted from the deposit upon move in. Should the references fail, this amount is non-refundable.



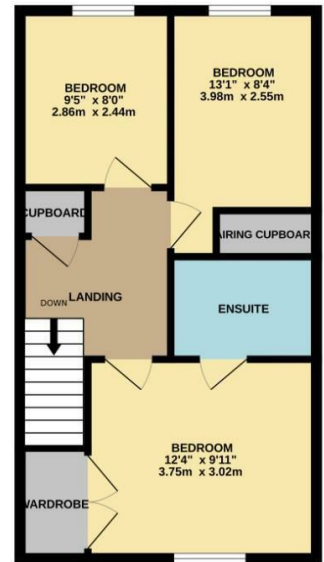
GROUND FLOOR



1ST FLOOR



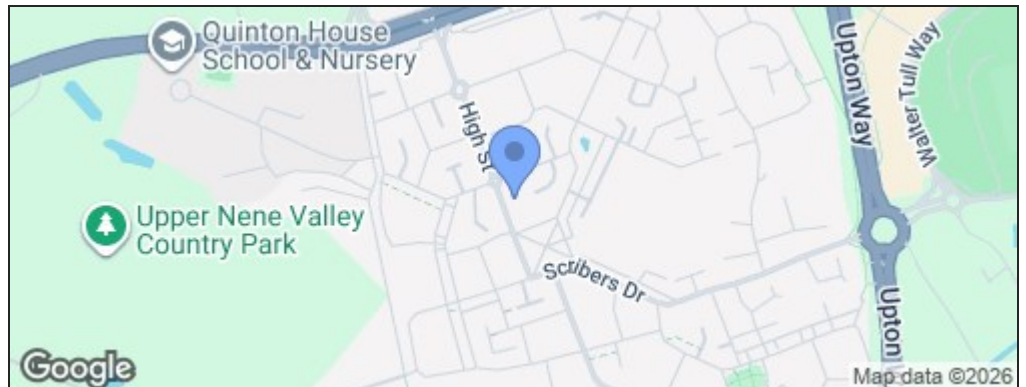
2ND FLOOR



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.