

**61 Flintcomb Rise
Woodfields
NORTHAMPTON
NN3 8QU**

£210,000



- **DECEPTIVELY SPACIOUS TERRACE**
- **OPEN PLAN LOUNGE / DINER**
- **GAS CENTRAL HEATING**
- **CUL-DE-SAC LOCATION**

- **TWO BEDROOMS**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING TO FRONT**
- **ENERGY EFFICIENCY RATING : C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A deceptively spacious two bedroom terrace property, offered in good condition, situated in a quiet cul-de-sac with off road parking to the front. With accommodation comprising in brief; entrance hall, open plan reception with lounge/diner leading to kitchen area, with two bedrooms and a bathroom to the first floor. The property also benefits from UPVC double glazing, gas central heating, and a rear garden with rear gated access.

Entrance Hall

Enter via a double glazed front door into the entrance hallway. Stairs rising to first floor with understairs storage area. Double radiator. Laminate flooring. Door to

Lounge / Diner

25'5" max x 10'3" reducing to 9'0" (7.75 max x 3.14 reducing to 2.76)

Double glazed window to rear aspect and double glazed door leading to the rear garden. Double radiator.

Kitchen

9'11" x 7'11" (3.03 x 2.42)

Range of floor and eye level units with matching work tops and complementary tiling. Built in electric oven and gas hob with an extractor hood. Single bowl sink unit with drainer and mixer taps. Double glazed window to front aspect. Space for various appliances. Double radiator.

First Floor Landing

Built in airing cupboard housing the central heating boiler. Loft access.

Bedroom One

16'11" max x 12'7" max (5.18 max x 3.86 max)

Double glazed window to rear aspect. Wooden laminate flooring. Double radiator.

Bedroom Two

11'2" x 8'3" (3.41 x 2.52)

Double glazed window to rear aspect. Radiator.

Bathroom

7'2" x 6'2" (2.19 x 1.89)

A three piece suite comprising a WC, pedestal wash basin and bath with an electric shower over and shower screen. Tile flooring and tiling to water sensitive areas. Double glazed obscure window to front aspect. Chrome radiator. Ceiling spot lighting.

Front Garden

Mature bushes with pebble covering and parking for at least one car.

Rear Garden

Good size rear garden stocked with mature shrubs and trees. Mainly laid to lawn with a decking area. Gated rear access.

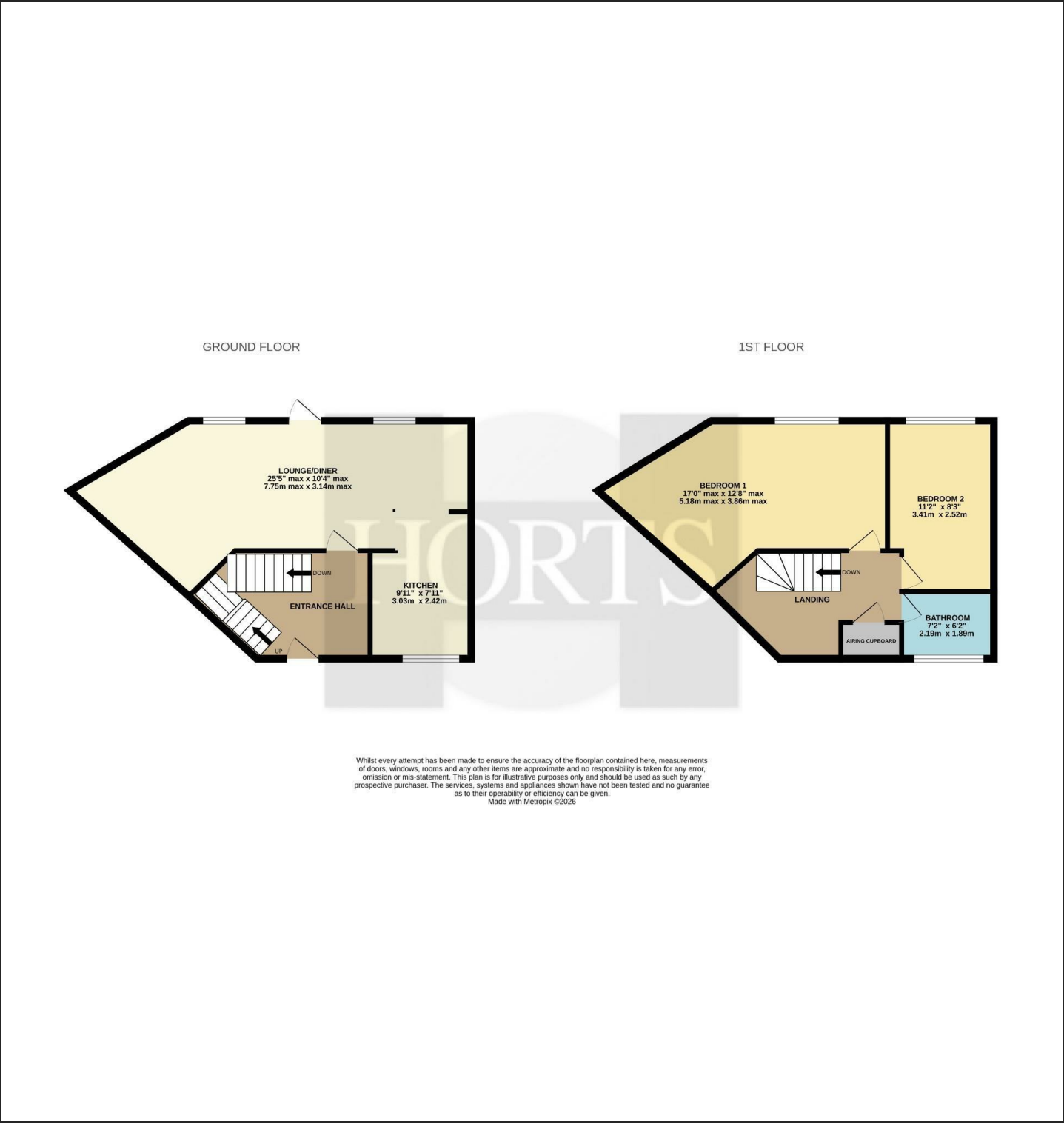
Agents Notes

Local Authority: West Northamptonshire

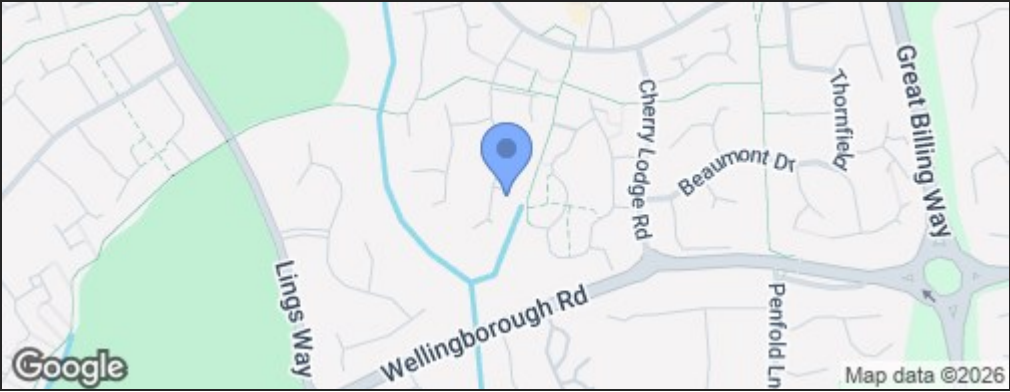
Council Tax Band: A







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	
	70	78



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.