

**50 Bruce Street  
St James  
NORTHAMPTON  
NN5 5BQ**

**£1,150 Per Month**



- AVAILABLE OCTOBER
- DOWNSTAIRS CLOAKROOM
- LOW MAINTENANCE ENCLOSED REAR GARDEN
- MODERN TOWN HOUSE
- MASTER BED WITH EN-SUITE
- ENERGY EFFICIENCY RATING: B

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**\*\*AVAILABLE OCTOBER\*\*** Modern three bedroom terraced house. Accommodation comprises: entrance hall, sitting room, kitchen/diner with integral new appliances, including dishwasher, double doors into rear garden. Downstairs cloakroom. To the first floor there is a good size double bedroom to the rear and single bedroom to the front aspect. Family bathroom with bath and shower over. Spacious master bedroom to the top floor, built in wardrobes to the dressing area and en-suite shower room. The property also benefits from a low maintenance enclosed rear garden with gated pedestrian access.

### **Entrance Hall**

Entry through partly glazed front door, radiator, stairs to first floor landing. Door to:

### **Lounge**

15'7" x 10'10" (4.76 x 3.32)

Sunken spot lights to ceiling, bay window to front elevation, under stairs storage cupboard, telephone connection point. Door to:

### **Kitchen/Diner**

13'11" x 10'0" (4.26 x 3.06)

Range of base and wall mounted cupboards in cream gloss finish with work surface space. Single drainer sink unit in stainless steel. Integral electric oven, 4 ring gas hob with extractor over. Integral fridge and separate freezer. Integral washing machine and dishwasher. Window and French doors opening into rear garden. Sunken spot lights to ceiling, tiled flooring, radiator. Door to:

### **Cloakroom**

Wash hand basin with vanity unit beneath in white gloss finish, close-coupled WC, chrome ladder style heated towel rail, part tiled walls, tiled flooring.

### **Landing**

Linen cupboard with slated shelving, window to front, radiator, stairs to second floor. Doors to:

### **Bedroom two**

13'11" x 8'9" (4.26 x 2.67)

Sunken spots lights to ceiling, 2 x windows to rear aspect, radiator.

### **Bedroom three**

10'7" x 7'8" (3.23 x 2.35)

Sunken spot lights to ceiling, window to front, radiator.

### **Bathroom**

Panel bath with telephone style mixer shower, attached glazed screen with full height tiling to bath splash-back area. Pedestal hand basin , close-coupled WC, wall mounted mirror cabinet with light, chrome ladder style heated towel rail, sunken spot lights to ceiling, tiled flooring.

### **Master Bedroom**

18'1" x 10'9" (5.52 x 3.29)

Built-in wardrobes, TV point, sunken spot lights to ceiling, box-bay window to front aspect, velux window to rear, access to loft, radiator. Door to:

### **Ensuite Shower room**

Corner shower cubical with sliding glazed doors, power-shower, pedestal hand basin, close-coupled WC, velux to rear, sunken spot lights to ceiling, chrome ladder style heated towel rail, tiled flooring.

**Front garden**

Block paved enclosed by low-level brick wall.

**Rear garden**

Courtyard style with block-paved patio, steps up to artificial lawn. Fully enclosed by timber panel fencing with timber shed, rear gated pedestrian access, outside security light.

**Agency Notes**

Local Authority: West Northamptonshire Council

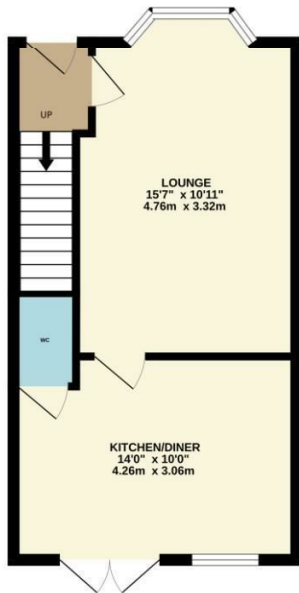
Council Tax Band - C

**\*\*AGENTS NOTE - HOLDING DEPOSIT\*\***

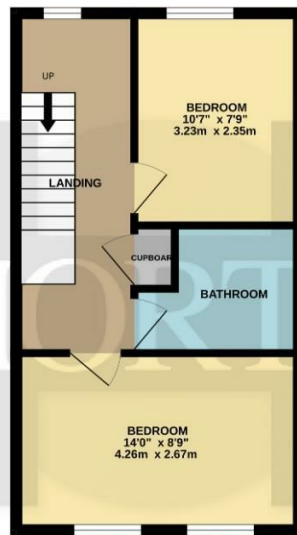
The equivalent of 1 weeks' rent as holding deposit will be taken to secure the property. This payment will be taken upon the offer being accepted. Should the offer be declined, no payment will be taken. If the references return as acceptable, this will be deducted from the deposit upon move in. Should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



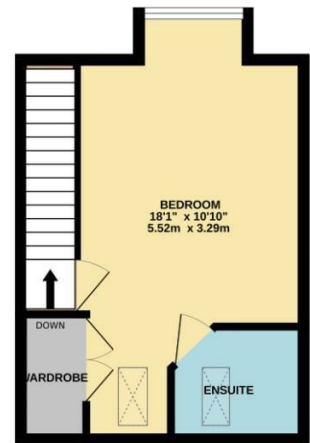
GROUND FLOOR



1ST FLOOR



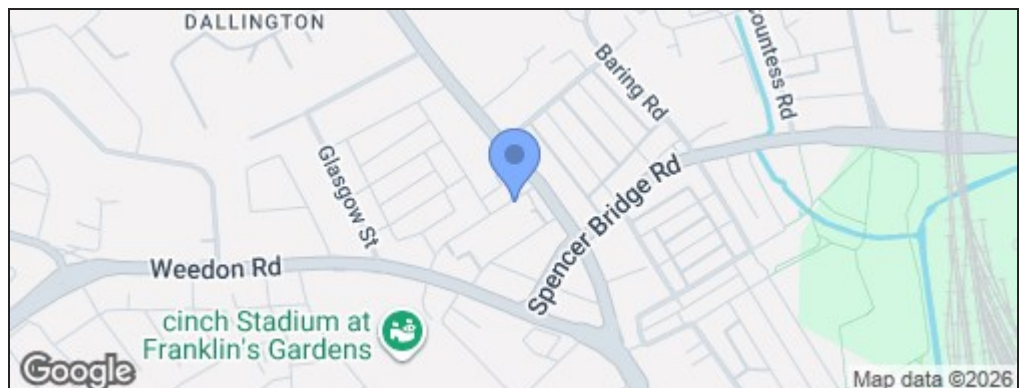
2ND FLOOR



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) <b>A</b>                          |           | <b>94</b>               |
| (81-91) <b>B</b>                            | <b>83</b> |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | 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.