

**14 Evenley Road
Kingsthorpe
NORTHAMPTON
NN2 8JR**

£205,000



- **TWO BEDROOM**
- **SEPARATE RECEPTION ROOMS**
- **GAS TO RADIATOR HEATING**

- **END OF TERRACE**
- **UPVC DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING: TBC**

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A mature, two bedroom, end of terrace property. The accommodation comprises of entrance hall, lounge, kitchen/breakfast room, separate dining room, two double bedrooms and bathroom. Additional benefits include UPVC double glazing, gas to radiator central heating and rear garden.

Ground Floor

Entrance Hall

Stairs leading to first floor landing, radiator, UPVC double glazed window to front.

Lounge

16'5" x 10'6" (5.02 x 3.22)

Laminate flooring, radiator, feature fireplace, UPVC double glazed window to front, UPVC double glazed French doors to rear.

Kitchen/Breakfast Room

11'10" x 9'8" (3.62 x 2.95)

Modern fitted kitchen comprising sink unit with base cupboard under, a range of floor standing cupboards with work tops above, eye level cupboards, large walk in pantry, built in electric hob with extractor above, electric oven, washing machine, radiator, UPVC double glazed window to rear, door to:

Family/Dining Room

9'10" x 9'9" (3.01 x 2.99)

Radiator, UPVC double glazed door to front and rear.

First Floor

Landing

Access to loft, UPVC double glazed window to rear, door to:

Bedroom One

16'3" x 10'6" (4.96 x 3.22)

Radiator, laminate wooden flooring, UPVC double glazed windows to front and rear.

Bedroom Two

9'10" x 10'0" (3.02 x 3.06)

Built in storage cupboard, built in wardrobe, UPVC double glazed window to front, radiator.

Bathroom

Suite comprising bath unit with shower unit above, hand wash basin, low level WC, heated towel rail, tiled splash areas, UPVC double glazed window to side.

Externally

Front Garden

Mainly paved with paved steps and pathway to front door.

Rear Garden

Paved patio area leading to lawn, flower and shrub borders, steps leading to decked patio area, shed, enclosed by timber fencing.

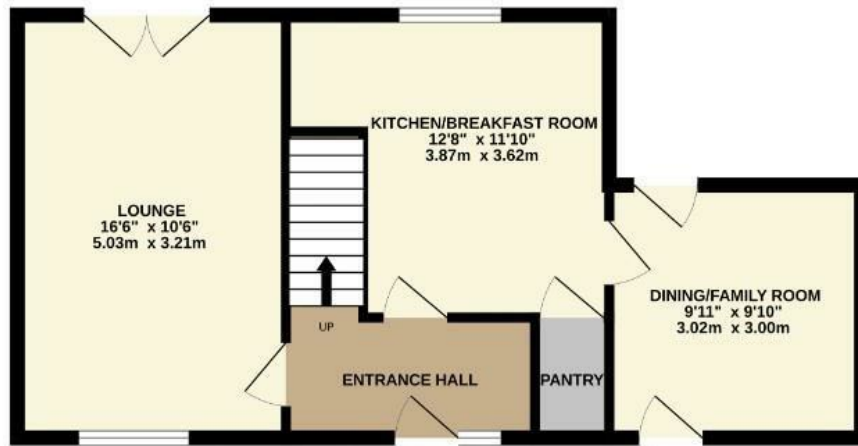
Agents Notes

Council Tax Band: B





GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



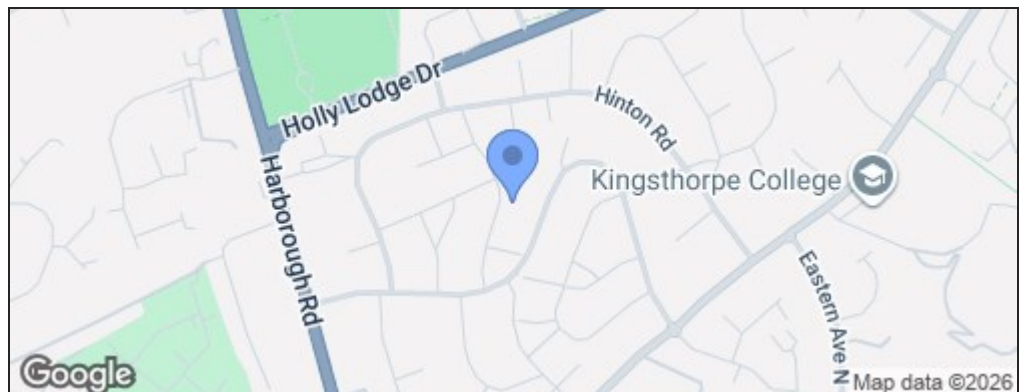
1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 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 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.