

**46 Salcey Avenue  
Hartwell  
NORTHAMPTON  
NN7 2HQ**

**Guide Price £200,000**



- **NEEDS FULL REFURBISHMENT**
- **SEMI DETACHED**
- **LARGE GARDENS**

- **THREE BEDROOMS**
- **VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING: G**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A mature three bedroom semi detached property that needs full refurbishment. The property is located in the south Northants village of Hartwell.

The accommodation comprising entrance hall, lounge, kitchen, three bedrooms and bathroom.

The property does benefit from very large gardens.

## **Ground Floor**

### **Entrance Hall**

Window to front, stairs rising to first floor landing, understairs storage cupboard, doors to:

### **Lounge**

16'0" x 11'5" (4.88 x 3.49)

Window to rear, door to:

### **Kitchen/Dining Room**

13'5" x 12'8" (4.09 x 3.87)

Comprising Belfast sink unit, arga, windows to front and side, door to:

### **Rear Lobby**

Door to rear garden, doors to:

### **W/C**

Low level W/C.

### **Store**

## **First Floor**

### **Landing**

Access to loft, window to front, doors to:

### **Bedroom One**

12'10" x 11'7" (3.93 x 3.54)

Windows to side and rear.

### **Bedroom Two**

11'0" x 11'6" (3.36 x 3.52)

Window to rear.

### **Bedroom Three**

9'10" x 8'5" (3.01 x 2.57)

Window to front.

### **Bathroom**

Bath unit, hand wash basin, low level W/C, window to front.

## **Externally**

### **Front Garden**

Overgrown front garden in need of renovation.

### **Rear Garden**

Large rear garden, overgrown needing full refurb, large workshop/shed to rear of the garden.

## **Agents Notes**

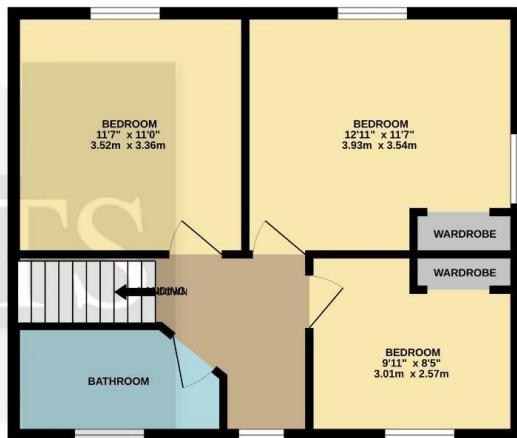
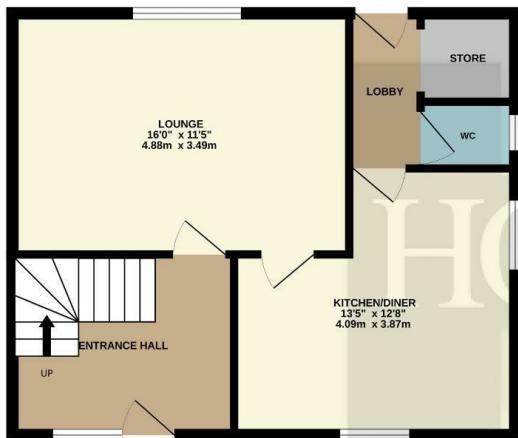
Council Tax Band: B





GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.

1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 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 in the apartment are approximate and no responsibility is taken for any error, omission or mis-statement. The 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	59	18
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 firms employment has the authority to make or give any representation or warranty in respect of the property.