

110 Rothersthorpe Road

**NORTHAMPTON
NN4 8HY**

Guide Price £250,000



- SEMI-DETACHED
- LARGE CELLAR
- SEPARATE WC
- GAS TO RADIATOR HEATING
- CLOSE TO TOWN CENTRE & TRAIN STATION

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- UPVC DOUBLE GLAZING
- NEEDS SOME MODERNIZATION
- ENERGY EFFICIENCY RATING: TBC

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



PERSONAL • PROFESSIONAL • PROACTIVE

A semi-detached house offers a wonderful opportunity for those looking to create their dream home. With its older character, the property boasts three bedrooms and two inviting reception rooms, providing ample space for family living and entertaining.

The house features a well-proportioned bathroom and a double cellar, which presents a unique opportunity for additional storage or potential conversion, depending on your vision. While the property does require some modernization, this allows you to personalise the space to suit your tastes and lifestyle.

Conveniently located, this home is just a stone's throw away from the bustling town centre, where you can enjoy a variety of shops, cafes, and amenities. Additionally, the proximity to the train station makes commuting a breeze, offering easy access to nearby cities and beyond.

This property is perfect for those seeking a blend of traditional charm and modern convenience. With a little imagination and effort, you can transform this house into a stunning family home in a desirable location. Don't miss the chance to make this property your own.

Ground Floor

Entrance Hall

Stairs leading to first floor landing, radiator, doors to:

Lounge

13'5" x 13'1" into bay (4.10 x 3.99 into bay)

Feature fireplace, radiator, UPVC double glazed box bay window to front.

Kitchen/Dining Room

12'4" x 19'7" max (3.77 x 5.98 max)

Comprising sink unit with base cupboards under, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, cooker point, plumbing for washing machine, two UPVC double glazed windows to rear, door to rear, door to cellar.

Cellar

Three compartment cellar, door to rear garden.

First Floor

Landing

Loft access, doors to:

Bedroom One

10'8" x 13'6" into bay (3.26 x 4.14 into bay)

Laminate flooring, built in wardrobe, radiator, UPVC double glazed box bay window to front.

Bedroom Two

12'3" x 9'4" (3.74 x 2.85)

Radiator, built in wardrobe, UPVC double glazed window to rear.

Bedroom Three

8'2" x 8'10" (2.49 x 2.70)

Radiator, UPVC double glazed window to rear.

Bathroom

Suite comprising bath unit, hand wash basin, heated towel rail, UPVC double glazed window to rear.

Separate WC

Low level WC, UPVC double glazed window to rear.

Externally**Front Garden**

Surrounded by brick built dwarf wall, paved patio area with potted plants.

Rear Garden

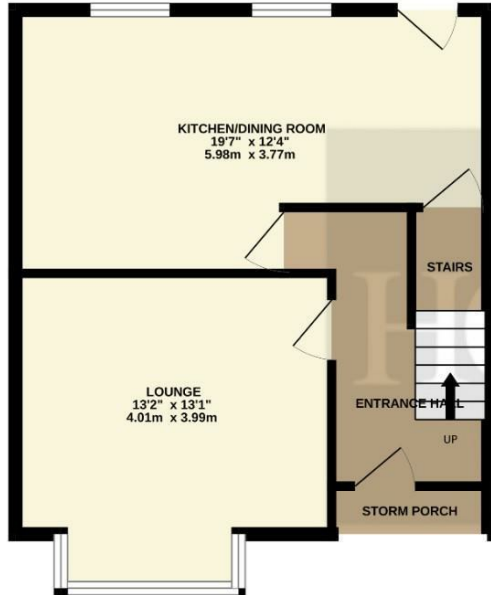
Paved patio area leading to lawn, flower and shrub borders.

Agents Notes

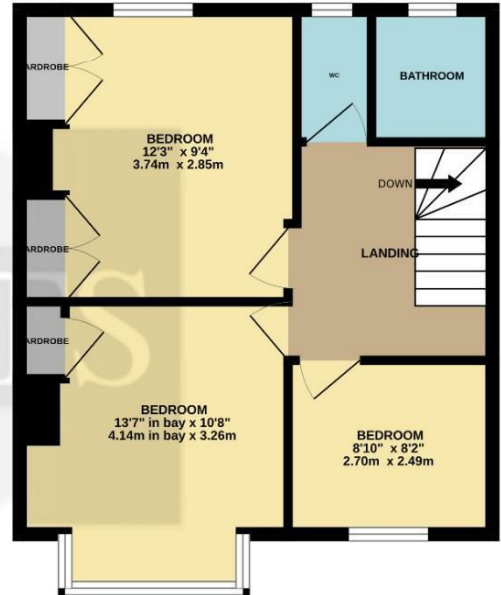
Council Tax Band: C



GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.



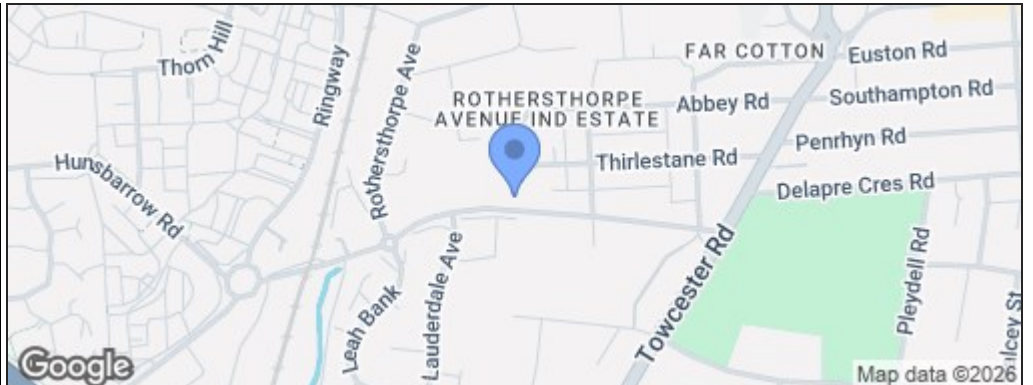
1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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 firms employment has the authority to make or give any representation or warranty in respect of the property.