14 Parracombe Way
Abington Vale
NORTHAMPTON
NN3 3ND

£305,000

- THREE/FOUR BEDROOMS
- UTILTY AREA
- UPVC DOUBLE GLAZING
- SINGLE GARAGE
- GARDENS TO FRONT AND REAR
- DORMA SEMI DETACHED
- TWO SHOWER ROOMS
- GAS TO RADIATOR HEATING
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING: C

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

naea | propertymark PROTECTED

The Property Ombudsman

PERSONAL • PROFESSIONAL • PROACTIVE

A modern, three/four bedroom, dorma semi detached property situated in the popular area of Abington Vale. The accommodation comprises in brief: entrance hall with utility area, lounge, kitchen/dining room, bathroom and forth bedroom to the ground floor. The first floor comprises of three further bedrooms and shower room. The property also benefits from UPVC double glazing, gas to radiator heating, single garage and off road parking.

Ground Floor

Entrance Hall
Stairs leading to first floor landing, wooden flooring, under stairs storage cupboard, utility area with work tops and space and plumbing for washing machine, UPVC double glazed window to side.

Lounge
18'4" x 10'2" (5.60 x 3.10)
Wooden flooring, radiator, UPVC double glazed window to front.

Bathroom
Suite comprising low level WC, hand wash basin, shower cubicle, heated towel rail, UPVC double glazed window to side.

Kitchen/Dining Room
29'0" x 8'11" (8.86 x 2.74)
Modern fitted kitchen comprising sink unit with base cupboards under, a range of floor standing cupboards with work tops above, eye level cupboards, breakfast bar, range cooker, plumbing for dishwasher, radiator, wooden flooring, UPVC double glazed windows to side and rear, UPVC double glazed door to rear.

Bedroom Four
15'1" x 8'11" (4.61 x 2.74)
Radiator, built in wardrobe, UPVC double glazed window to rear.

First Floor

First Floor Landing
Radiator, UPVC double glazed windows to front and side.

Bedroom One
12'0" x 9'5" (3.68 x 2.89)
Radiator, UPVC double glazed window to front.

Bedroom Two
8'11" x 8'11" (2.73 x 2.72)
Radiator, UPVC double glazed window to rear.

Bedroom Three
9'5" x 7'6" (2.88 x 2.29)
Radiator, UPVC double glazed window to rear.

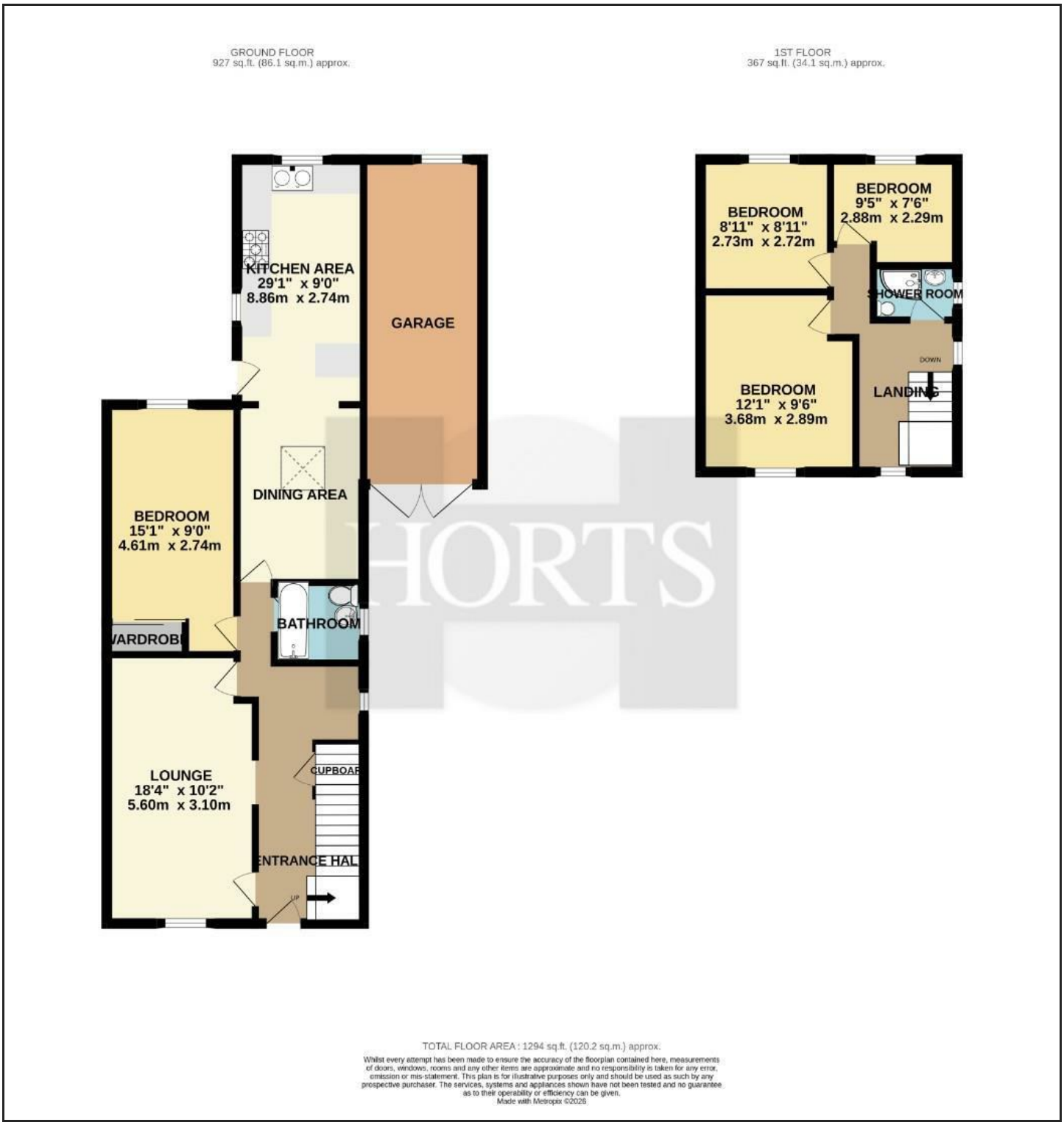
Shower Room
Suite comprising shower cubicle, hand wash basin, low level WC, heated towel rail, UPVC double glazed window to side.

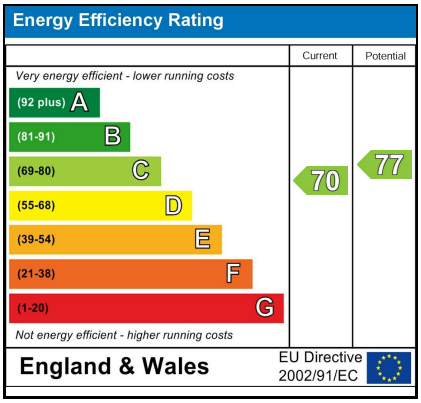
Externally

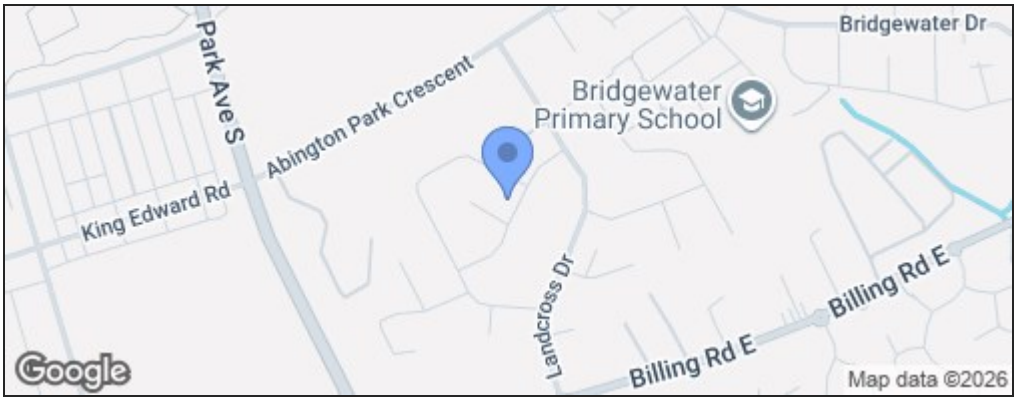
Front Garden
Mainly block paved providing off road parking, surrounded by flower and shrub borders.

Rear Garden
Paved and decked patio area, steps leading to lawn area, further decked patio area.

Agents Notes
Council Tax Band: C







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.