

108 Rickyard Road

**NORTHAMPTON
NN3 3RE**

£200,000



- **THREE BEDROOMS**
- **GARAGE**
- **IN NEED OF SOME MODERNISATION**
- **FRONT AND REAR GARDENS**

- **MID TERRACED**
- **KITCHEN/DINER**
- **CLOSE TO LOCAL SCHOOLS**
- **ENERGY EFFICIENCY RATING : C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled on the charming Rickyard Road in Northampton, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and those seeking a cosy rental. The property boasts three bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a conveniently located bathroom, ensuring comfort and practicality for everyday living. Additionally, the property includes a single garage, a valuable asset in this bustling area, allowing for easy access and convenience.

With its appealing layout and prime location, this home is well-suited for those who appreciate the balance of urban living and community charm. The surrounding area offers a variety of local amenities, including shops, parks, and schools, making it an ideal choice for families and professionals alike.

This property is a wonderful opportunity to create a warm and welcoming home in Northampton. Do not miss the chance to view this charming mid-terrace house on Rickyard Road.

Ground Floor

Entrance Porch

Enter via a UPVC front door with double glazed windows to the front and side aspects into the entrance porch, then via a wooden door to;

Lounge

14'11" x 13'11" (4.56 x 4.25)

Double glazed window to the front aspect with laminate flooring, double radiator and stairs rising to the first floor. Door to;

Kitchen/Diner

14'11" x 9'5" (4.56 x 2.89)

A range of floor and eye-level kitchen units with matching worktops and complementary tiling. Plumbing for washing machine and dishwasher and space for a freestanding cooker. Single bowl inset sink with drainer and mixer taps. Double glazed windows to rear aspect and a UPVC door leading to the rear garden. Double radiator and laminate flooring.

First Floor

First Floor Landing

First floor landing with loft access.

Bedroom One

13'10" x 8'3" (4.24 x 2.53)

Double glazed window to the front aspect and a double radiator.

Bedroom Two

9'6" x 8'3" (2.92 x 2.54)

Double glazed window to the rear aspect with a radiator and laminate flooring.

Bedroom Three

8'0" x 6'2" (2.45 x 1.9)

Double glazed window to front aspect and a radiator.

Bathroom

Three piece suite comprising a WC, pedestal wash basin and a bath with shower over. Tiling to water sensitive areas with laminate flooring, built-in storage cupboard and a double glazed obscure window to the rear aspect.

Externally**Front Garden**

Mainly laid to lawn with mature bushes and shrubs.

Rear Garden

Rear garden stocked with mature trees, bushes and shrubs with access into the rear of the garage.

Garage

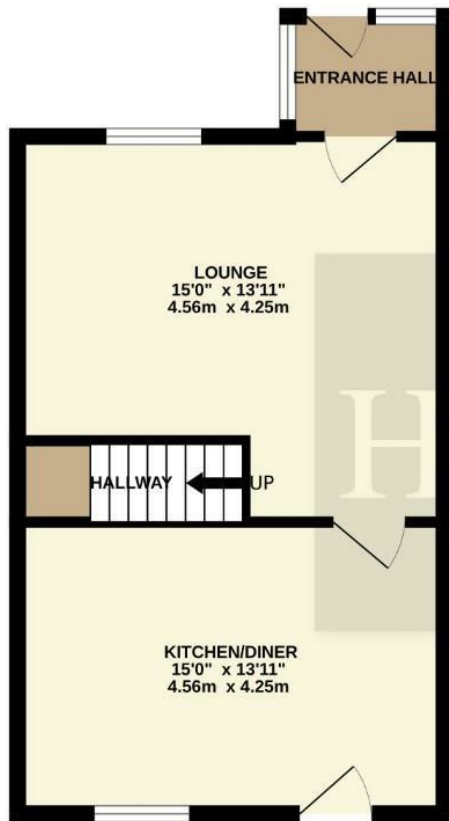
Single garage accessed by a rear service road with an up and over garage door, window to the rear aspect and a rear door.

Agents Notes**Council Tax Information**

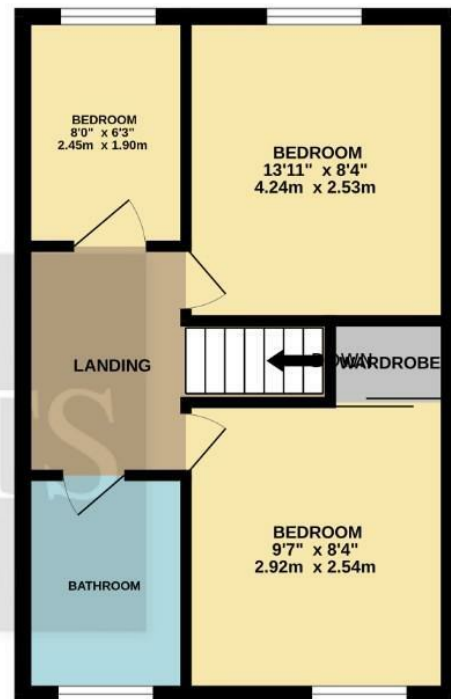
Local Authority: Northampton

Council Tax Band: B




GROUND FLOOR
372 sq.ft. (34.5 sq.m.) approx.

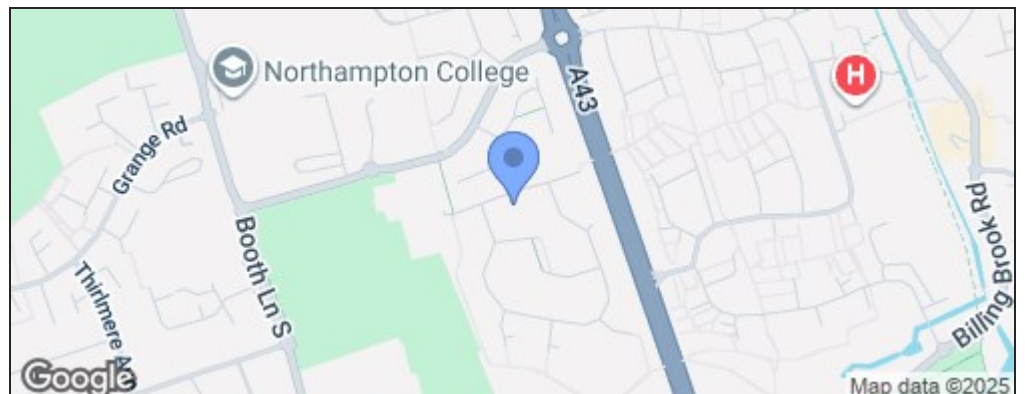


1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (66.9 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.