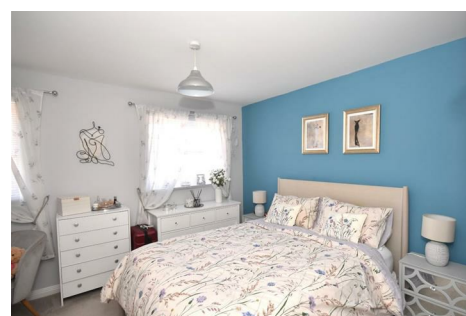


**32 Thomas Chapman Grove
Southbridge
NORTHAMPTON
NN4 8RQ**

£1,000 PCM



- ****AVAILABLE APRIL****
- **MODERN TERRACE**
- **UPVC WINDOWS**
- **ENERGY EFFICIENCY RATING: C**

- **UNFURNISHED**
- **GAS RADIATOR HEATING**
- **OFF ROAD PARKING**
- **COUNCIL TAX BAND: B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A two bedroom modern terraced home located close to Northampton town centre. The property is in good condition and offers UPVC double glazing and gas radiator central heating. To the front there is off road parking for two vehicles. The accommodation comprises in brief of entrance hall, lounge/dining room and kitchen. To the first floor are two bedrooms and a bathroom. The rear garden is of southerly aspect and fully enclosed by timber fencing.

Entrance Hall

Entry through hard wood partly glazed door, laminate flooring, double panel radiator, stairs rising to first floor landing.

Lounge/ Diner

406 x 397

TV Ariel point, television connection point, laminate flooring, under stairs storage cupboard, single panel radiator, window and French doors to rear garden.

Kitchen

319 x 197

Fitted in light wood effect base and wall mounted cupboards, roll top work surface space, inset single drainer sink unit, space for fridge/freezer, plumbing for washing machine and slimline dishwasher, fitted electric oven with gas hob and extractor hood over. Vinyl flooring, double panel radiator, small breakfast bar area, half tiling, window to front elevation.

Landing

Access to loft area.

Bedroom one

385 x 380

Airing cupboard, single panel radiator, airing cupboard with combination boiler serving radiators and hot water, two windows to the front elevation.

Bedroom two

342 x 242

Single panel radiator and window over looking the rear garden.

Bathroom

Three piece white suite of panel bath with shower over, full height tiling to shower area, pedestal wash hand basin, W.C, single panel radiator, frosted window to rear elevation.

Front Garden

Tarmac frontage, off road parking for two vehicles, airing cupboard.

Rear Garden

Paved patio area onto lawn, yew tree the rear garden is enclosed by tin panel fencing, security lighting and is of a southerly aspect.

Agency Notes

Local Authority: West Northamptonshire Council
Council Tax Band - B

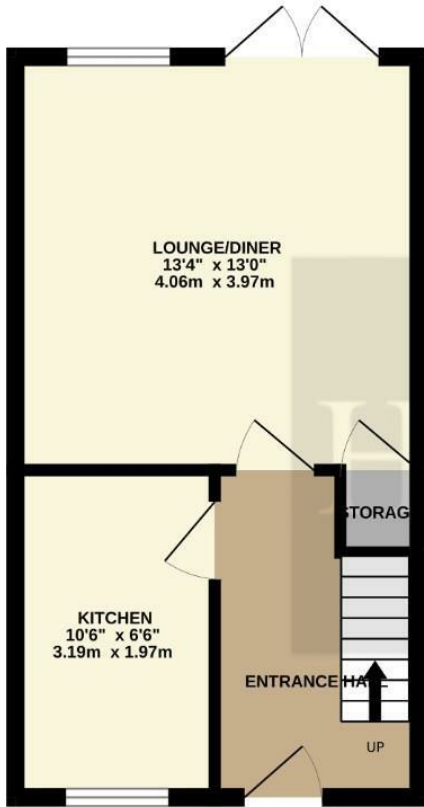
****AGENTS NOTE - HOLDING DEPOSIT****

The equivalent of 1 weeks' rent as holding deposit will be taken to secure the property. This payment will be taken upon the offer being accepted. Should the offer be declined, no payment

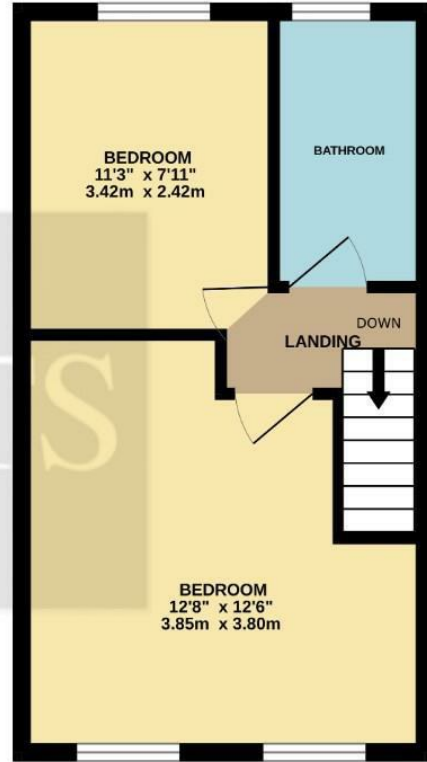
will be taken. If the references return as acceptable, this will be deducted from the deposit upon move in. Should the references fail, this amount is non-refundable



GROUND FLOOR

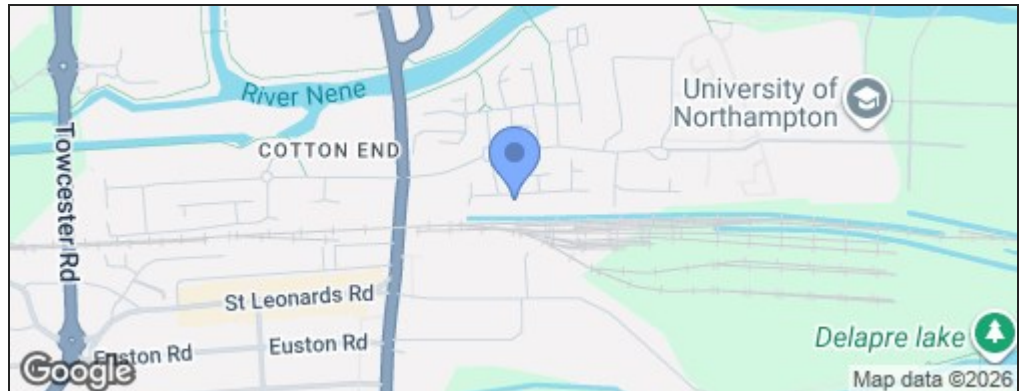


1ST FLOOR



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		76	90
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.