

**8 Greenhouse Close
Buckingham Fields
NORTHAMPTON
NN4 8UB**

£245,000



- **TWO BEDROOM**
- **LOUNGE/DINING ROOM**
- **GAS RADIATOR HEATING**
- **GARDENS**
- **SEMI DETACHED**
- **UPVC DOUBLE GLAZED**
- **OFF ROAD PARKING FOR TWO CARS**
- **ENERGY EFFICIENCY RATING: B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A modern two bedroom property offers a delightful living space, perfect for small families or professionals seeking a comfortable home.

As you enter, you are greeted by a well-proportioned reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining guests. The layout is designed to maximise space and light, creating a pleasant environment throughout.

The house features two spacious bedrooms, each offering a peaceful retreat at the end of the day. These rooms are versatile and can easily accommodate various furniture arrangements, making them suitable for both adults and children alike. The modern bathroom is well-appointed, providing all the necessary amenities for your daily routines.

One of the standout features of this property is the convenient parking space available for two vehicles, ensuring that you and your guests will never have to worry about finding a spot.

Situated in a desirable area, this home is close to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. With its modern design and practical features, this semi-detached house on Greenhouse Close is a wonderful opportunity for anyone looking to settle in Northampton. Don't miss the chance to make this lovely property your new home.

Ground Floor

Entrance Area

Radiator, stairs leading to first floor landing, doors to:

Cloakroom

Suite comprising low level WC, hand wash basin, radiator, UPVC double glazed window to front.

Lounge/Dining Room

13'8" x 13'2" (4.17 x 4.03)

Radiator, storage cupboard, UPVC double glazed French door to garden.

Kitchen

10'7" x 6'10" (3.25 x 2.10)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, fitted electric hob with extractor fan above, electric oven, plumbing for washing machine, UPVC double glazed window to front.

First Floor

First Floor Landing

Doors to:

Bedroom One

13'2" x 8'7" (4.03 x 2.62)

Radiator, UPVC double glazed window to rear.

Bedroom Two

13'2" x 9'1" (4.03 x 2.78)

Built in storage cupboard, radiator, UPVC Double glazed window to front.

Bathroom

Suite comprising bath unit, hand wash basin, low level WC, tiled splash backs, radiator, UPVC double glazed window to side.

Externally**Front Garden**

Lawn, block paved area leading to front door, tarmac driveway to the front with off road parking for 2 cars.

Rear Garden

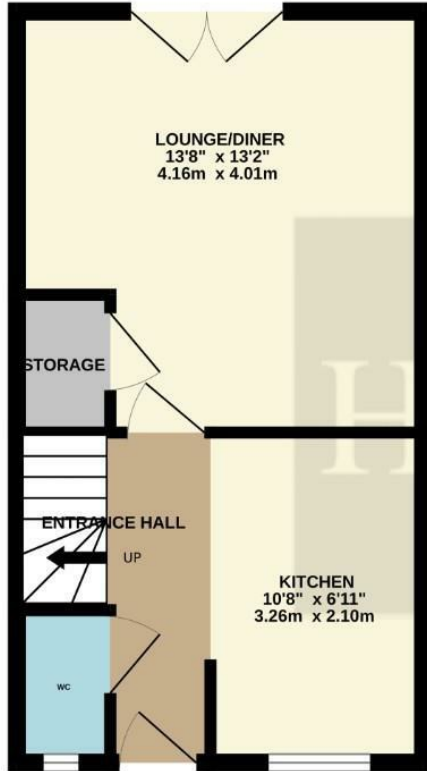
Paved patio leading to lawn, timber fencing, side gated access.

Agents Notes

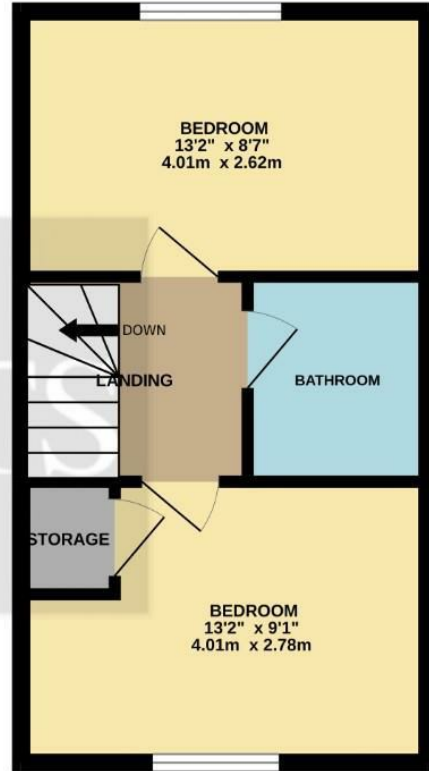
Council Tax Band: B



GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.

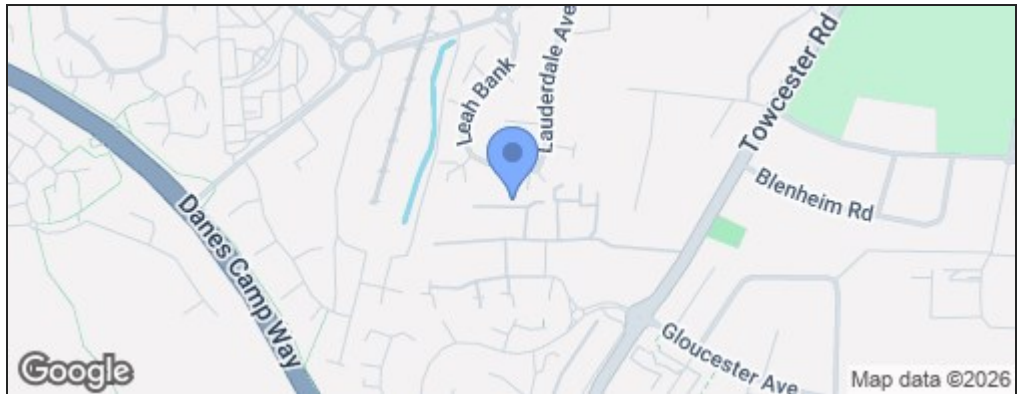


1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 642 sq.ft. (59.6 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		96
(81-91) B	83	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.