

**17 Springbanks Way
East Hunsbury
NORTHAMPTON
NN4 0QA**

£220,000



- MID TERRACE
- LARGE KITCHEN
- GOOD CONDITION
- GAS CENTRAL HEATING
- CUL-DE-SAC LOCATION

- TWO BEDROOMS
- CONSERVATORY
- UPVC DOUBLE GLAZING
- DRIVEWAY FOR MULTIPLE VEHICLES
- ENERGY EFFICIENCY RATING : C

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PERSONAL • PROFESSIONAL • PROACTIVE

A spacious two bedroom terrace property, situated in a cul-de-sac location in this highly sought after area, with a driveway offering off road parking for two vehicles to the side. The accommodation comprises in brief; entrance porch, lounge, kitchen, and conservatory to the ground floor, with two bedrooms and a bathroom to the first floor. The property also benefits from UPVC double glazing, gas central heating, and low maintenance front and rear gardens.

Entrance Porch

Enter via UPVC door, meter cupboard, wooden laminate flooring.

Lounge

15'10" x 12'4" > 9'2" (4.85 x 3.76 > 2.80)

UPVC window to front aspect, stairs rising to first floor, feature fireplace, wooden laminate flooring, radiator.

Kitchen

12'4" x 8'9" (3.76 x 2.69)

Windows and door to rear, a range of wall and base units with roll top work surfaces, integrated oven and induction hob with extractor over, stainless steel one and a half sink and drainer, spaces for further appliances, cupboard housing boiler.

Conservatory

10'2" x 8'0" (3.12 x 2.44)

Of uPVC construction, French doors leading to garden, wooden laminate flooring, radiator.

First Floor Landing

Loft access.

Bedroom One

12'3" inc wardrobes x 8'9" (3.75 inc wardrobes x 2.69)

UPVC window to rear aspect, fitted wardrobes to one side, radiator.

Bedroom Two

12'3" x 7'5" (3.75 x 2.27)

UPVC window to front aspect, fitted wardrobes to one side, radiator.

Bathroom

9'1" x 4'8" (2.78 x 1.44)

Bath unit with shower over, inset sink with storage under, low level wc, storage cupboard, chrome heated towel rail.

Front Garden

Fully blocked paved.

Rear Garden

Patio area leading to artificial grass area, gated side access leading to driveway, wooden shed, enclosed by wooden fencing.

Driveway

Located to the left of the terrace on the left hand side, driveway offering off road parking.

Agents Notes

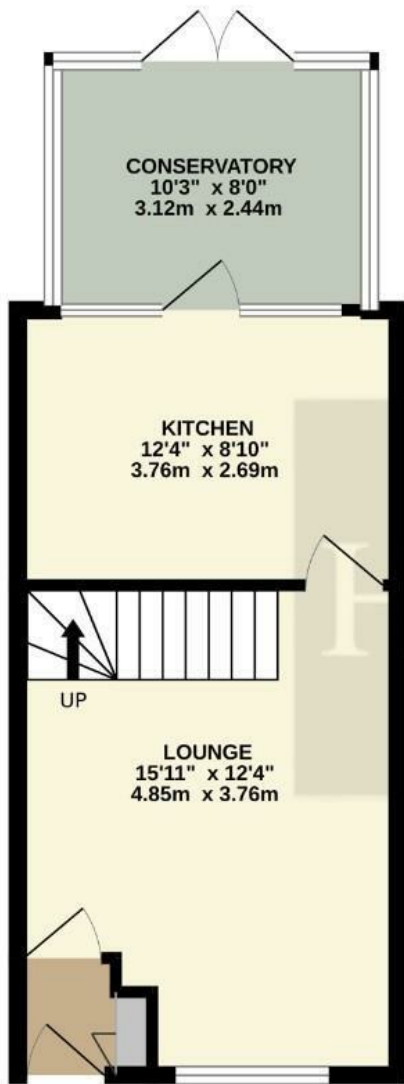
Local Authority: West Northamptonshire

Council Tax Band: B

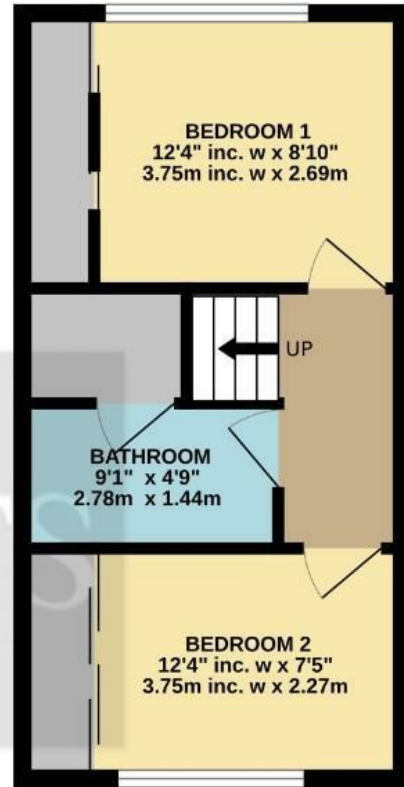




GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



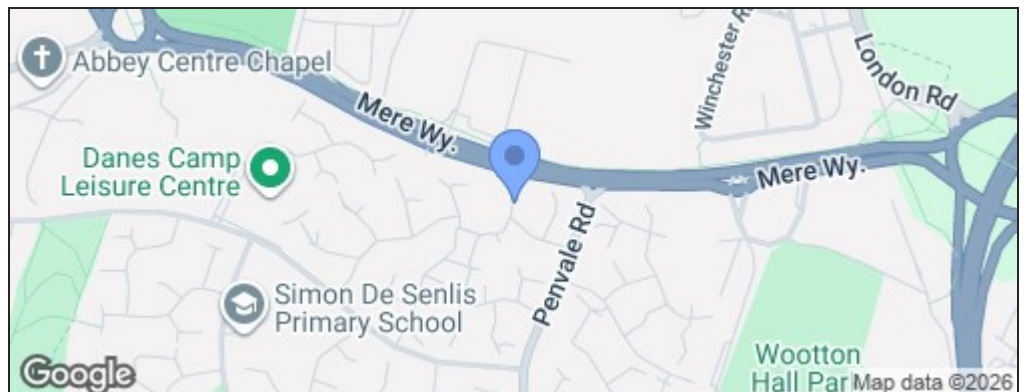
1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.8 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		89
(81-91) B		
(69-80) C	71	
(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.