

**53 Cissbury Road
Briar Hill
NORTHAMPTON
NN4 8TH**

£1,100 Per Month



- **AVAILABLE NOW**
- **FULLY REFURBISHED**
- **UPVC DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING: TBC**

- **THREE BEDROOMS**
- **RADIATOR HEATING**
- **DOWNSTAIRS WC**
- **COUNCIL TAX BAND: B**

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PERSONAL • PROFESSIONAL • PROACTIVE

****Available Now**** A refurbished, three bedroom home, located on the west side of Northampton. The property offers a radiator central heating, and is fully double glazed through out. **** Unfurnished, sorry no pets****

Ground Floor

Entrance Hall

Enter through partly glazed UPVC door, under stairs storage area, laminate flooring.

Cloakroom

Close coupled WC, wash hand basin, shelving, single radiator, frosted window to front aspect.

Dining Room

15'2" x 8'5" (4.64 x 2.57)

Double radiator, wall light point, laminate flooring, stairs rising to first floor, two windows to rear elevation, cupboard with shelving.

Kitchen

10'5" x 7'8" (3.18 x 2.36)

Fitted with base and wall mounted cupboards, square edge work surface space, single drainer stainless steel sink unit, fitted cooker, space for fridge, plumbing for washing machine, half tiling, window and partly glazed UPVC door to rear garden.

Bedroom Three

12'5" x 7'5" (3.8 x 2.28)

Radiator, window overlooking rear garden.

Bedroom Two

14'7" x 8'7" (4.46 x 2.64)

Double panel radiator, window to rear aspect.

First Floor

Landing

Large cupboard housing gas fired central heating boiler, further storage cupboard that proceeds under the eaves.

Lounge

15'4" x 18'10" (4.68 x 5.75)

Two double panel radiators, two windows overlooking the rear garden.

Bedroom One

13'3" x 10'4" (4.06 x 3.16)

Double panel radiator, window to rear aspect.

Shower Room

Refitted three piece suite of walk in shower with double tray, wash hand basin with vanity cupboard beneath, WC with enclosed cistern, laminate flooring, splash resistant walls, heated chrome towel rail, sky light window to front elevation.

Externally

Front Garden

Frontage laid to lawn with paved steps down to entrance canopy porch.

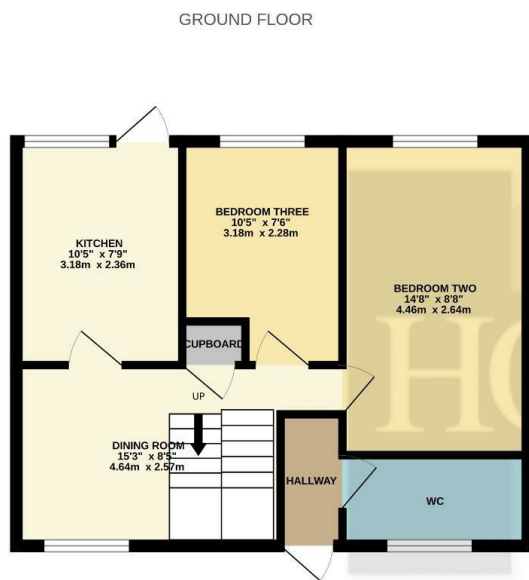
Rear Garden

Fully paved courtyard rear garden enclosed by fencing. Gated rear pedestrian access, outside cold water tap, brick-built storage barn.

Agents Notes

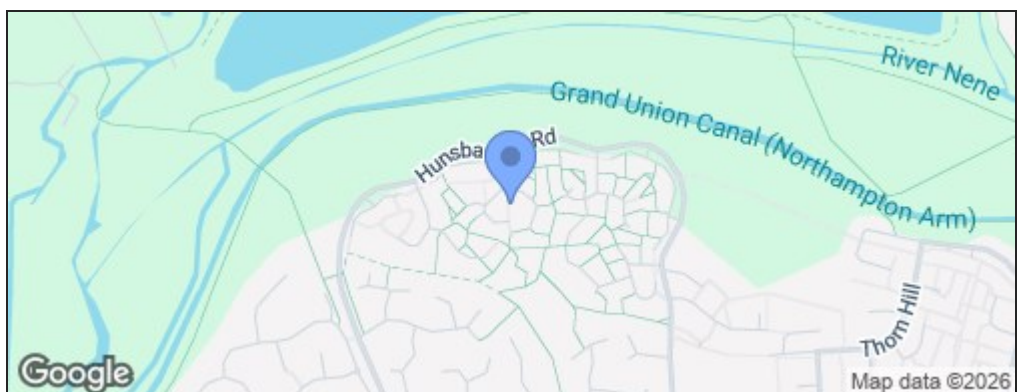
Council Tax Band: B





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.