



14 East Rising, East Hunsbury, Northampton, NN4 0TP

HOWKINS &  
HARRISON

## 14 East Rising, East Hunsbury, Northampton, NN4 0TP

Guide Price £240,000

Offered to the market with no onward chain, this well-presented semi-detached home benefits from off-road parking, providing generous and versatile living accommodation with the opportunity to further improve. Occupying a quiet cul-de-sac position within a popular residential development, the property is ideally located within short distance of local schools, shops, and parks. Suitable for an ideal first time buyer or investment purchase.

### Features

- Sold with no onward chain
- Cul-de-sac position
- Semi-detached family home
- Three bedrooms
- Family bathroom
- Fitted kitchen and separate dining room
- Sitting room
- Well presented garden
- Off-road parking
- Close to local amenities



## Location

Built and developed in the 1980s and 1990s as part of Northampton's expansion, the residential areas of East and West Hunsbury are now well established and extremely popular due to their local facilities and main road access. Positioned between junctions 15 and 15a of the M1, this large residential area offers local shopping precincts as well as a large 24 hour supermarket, doctor's surgery, schools, dental practice, library, leisure centre, petrol station, public houses, restaurants and a country park with conference venue Hunsbury Hill Centre. The additional high street facilities and public service amenities of Northampton town centre can be reached less than 3 miles away, along with a mainline train station with services to London Euston and Birmingham New Street. Regular bus services operate to Northampton as well as Milton Keynes where further shopping and entertainment facilities can be enjoyed such as The Milton Keynes Theatre District, The Centre MK or Xscape indoor skiing and boarding dome.



## Ground Floor

The property opens into an entrance hall with stairs leading to the first-floor accommodation. The sitting room, with a front-facing window, leads through French doors to the dining room and has sliding doors to the rear garden. The fitted kitchen includes a range of base and wall units with work surfaces and a 1.5 stainless steel sink. There is an electric oven with gas hob, space and plumbing for a washing machine, and room for a freestanding fridge/freezer. The kitchen also houses the gas-fired boiler, provides understairs storage, and has a UPVC door to side access.

## First Floor

There are three bedrooms, with an airing cupboard on the landing, and a family bathroom comprising a bath with shower over, WC, and wash basin.

## Outside

A paved footpath leads to the front door and continues around the side, providing off-road parking and a side door into the kitchen. The rear garden is well-maintained, mainly laid to lawn, with a paved patio seating area, enclosed by fencing and planted borders.

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. Tel:01604-823456.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

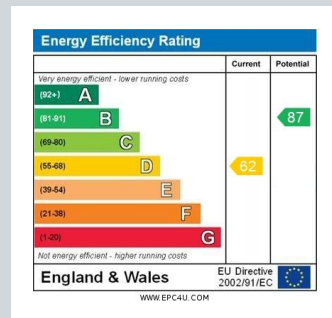
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council.

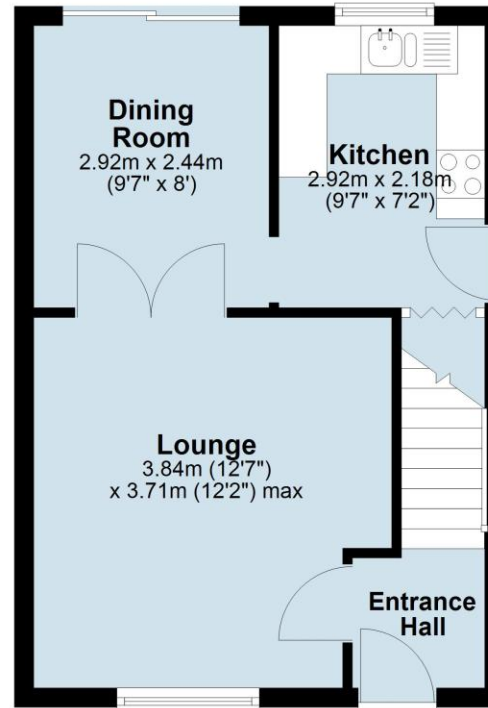
Tel:0300-1267000

Council Tax Band - C



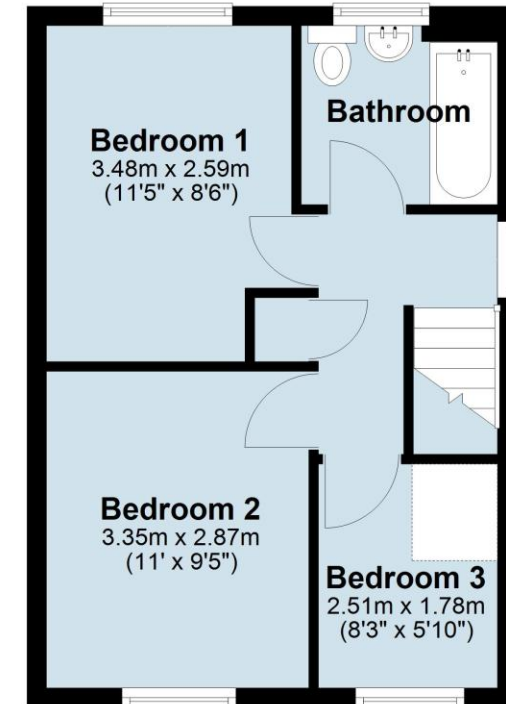
## Ground Floor

Approx. 30.5 sq. metres (328.6 sq. feet)



## First Floor

Approx. 32.8 sq. metres (352.9 sq. feet)



Total area: approx. 63.3 sq. metres (681.5 sq. feet)

## Howkins & Harrison

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Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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