

**64B High Street  
Blisworth  
NORTHAMPTON  
NN7 3BJ**

**£275,000**



- **END OF TERRACE**
- **OPEN PLAN LOUNGE/DINING/KITCHEN**
- **ELECTRIC RADIATOR CENTRAL HEATING**
- **ALLOCATED PARKING**
- **TWO BEDROOM**
- **DOUBLE GLAZING**
- **TERRACE PATIO**
- **ENERGY EFFICIENCY RATING: B**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

A modern, two bedroom, end of terrace property situated in the sought after village of Blisworth. The accommodation comprises in brief: entrance hall, large L shaped open plan lounge/dining/kitchen, two double bedrooms and a bathroom. Additional benefits include double glazing, electric radiator central heating, off road parking and terrace patio. Viewing strongly recommended.

## **Ground Floor**

### **Entrance Hall**

Laminate flooring, stairs leading to first floor landing, under stairs storage cupboard, doors to:

### **Cloakroom**

Suite comprising low level WC, hand wash basin, tiled flooring, radiator.

### **Open Plan Lounge/Dining/Kitchen**

22'2" x 17'3" max (6.77 x 5.26 max)

### **Lounge**

Feature fireplace with fuel burner, laminate flooring, radiator, two double glazed sash windows to rear.

### **Kitchen/Dining Area**

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, fitted electric hob with extractor fan above, electric oven, integral dishwasher, laminate flooring, double glazed sash window to front.

## **First Floor**

### **Landing**

Radiator, built in cupboard housing electric central heating system and plumbing for washing machine, double glazed sash window to front, doors to:

### **Bedroom One**

10'9" x 11'3" (3.28 x 3.45)

Radiator, double glazed sash window to rear.

### **Bedroom Two**

10'9" x 10'5" (3.28 x 3.20)

Radiator, double glazed sash window to rear.

### **Bathroom**

Suite comprising bath unit with shower unit above, hand wash basin, low level WC, heated towel rail, tiled splash areas, double glazed sash window to front.

## **Externally**

### **Rear Garden**

Paved terrace surrounded by metal railings, steps leading down to parking area.

### **Parking**

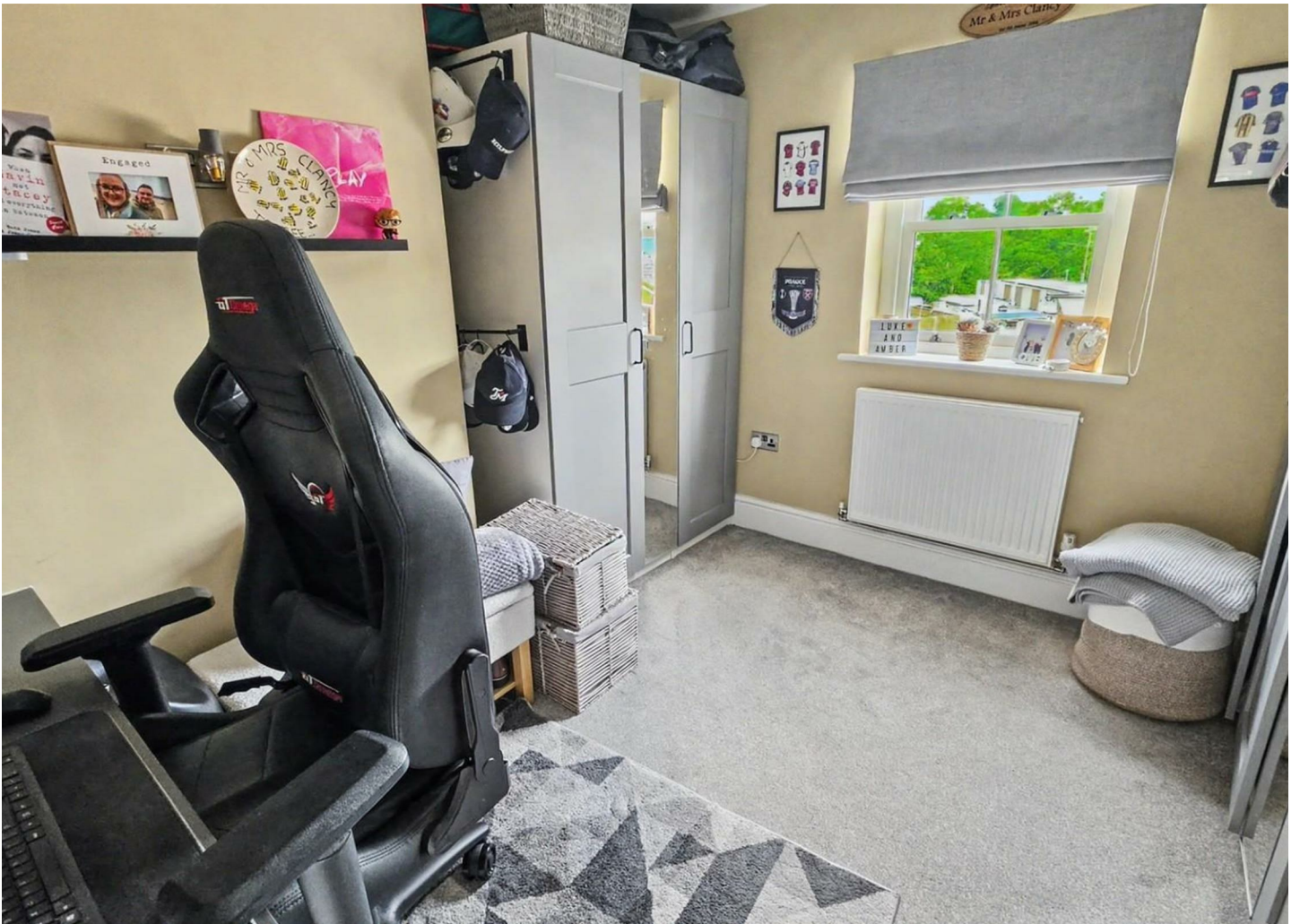
Two allocated spaces.

## **Agents Notes**

Council Tax Band: C

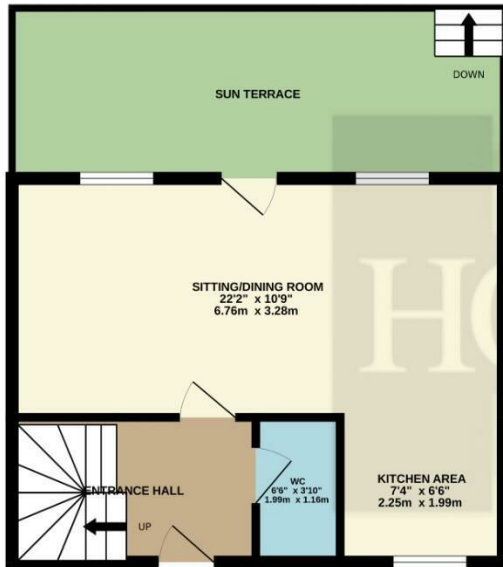
## **Side Garden**

Side garden which is flower and shrub beds





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



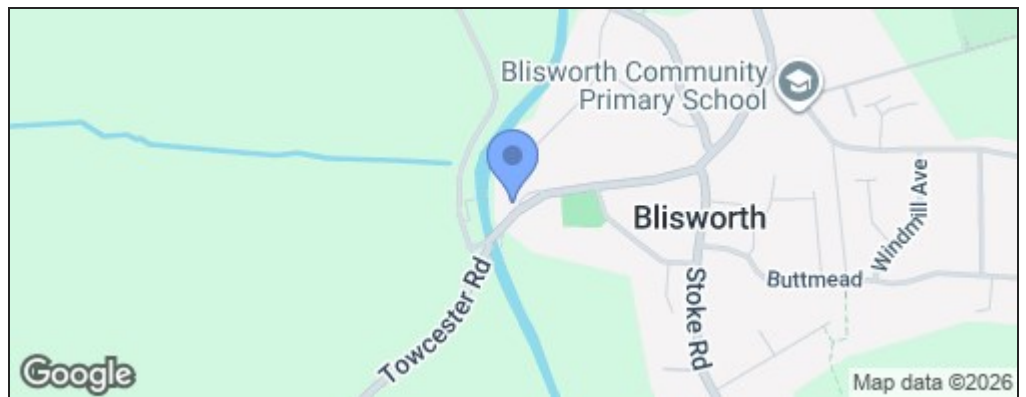
1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.