

for sale

offers in excess of **£160,000**



Bouverie Road Hardingstone Northampton NN4 6EN

Situated in a highly desirable location within the sought-after village of Hardingstone, this well-presented two-bedroom first-floor maisonette benefits from its own rear garden.

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Entrance Porch

Door to ground floor. Stairs rising to the first floor.

Entrance Hall

Stairs rising form downstairs. Radiator. Loft access. Access to all rooms and shower room.

Lounge

Double glazed window to the rear elevation. Radiator. Gas fire.

Kitchen

Fitted kitchen with a range of wall and base level units, sink and drainer set into work surface. Space for fridge. Space for gas cooker, extractor hood over. Plumbing for washing machine. Storage housing boiler. Two double glazed windows to the rear and side elevation.

Bedroom One

Double glazed window to the front elevation. Radiator. Storage cupboard.

Bedroom Two

Double glazed window to the front elevation. Airing cupboard. Radiator.

Shower Room

Suite comprising shower cubicle with seat in the shower, low level flush w.c and wash hand basin. Tiling to splashback areas and floor. Radiator. Double glazed window to the rear elevation.

Outside

Front

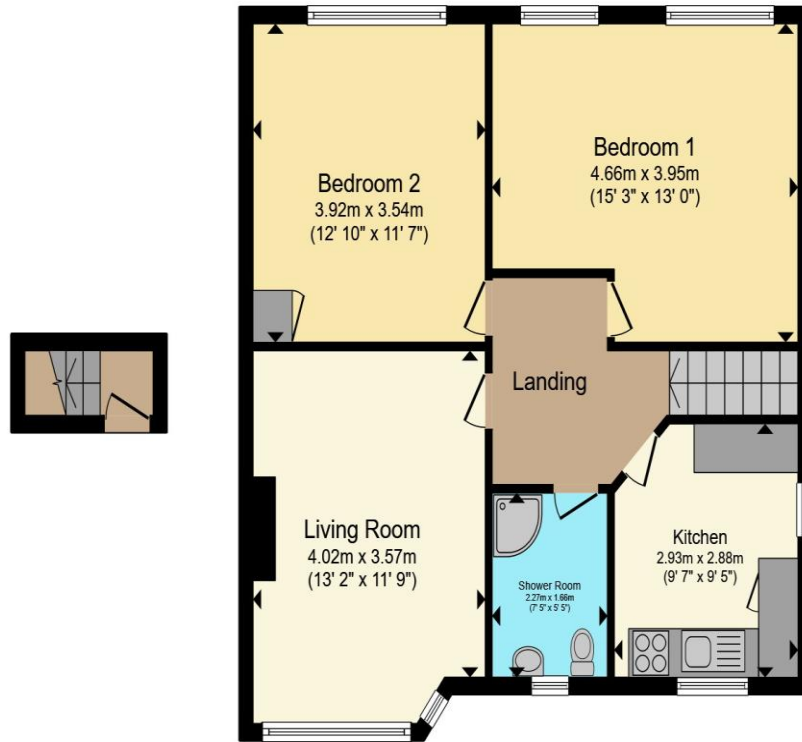
Gated access and path leading to front door. Lawn area and hedges.

Rear

Mainly laid to lawn. Timber fencing.







Ground Floor

First Floor

Total floor area 69.8 m² (752 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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Property Ref: WFL408901 - 0002

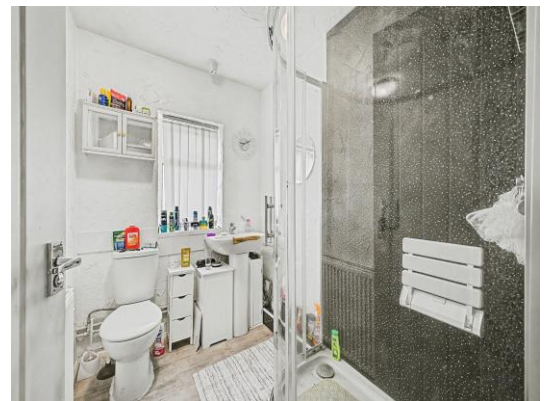
Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 600.00

Ground Rent: 10.00

view this property online
connells.co.uk/Property/WFL408901

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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