



6 Furlong Close

Priors Hall Park, Northamptonshire NN17 5AW



Simpson West

Situated within the highly sought-after Priors Hall Park development, this rarely available Jelson-built two-bedroom coach house is offered to the market with no onward chain, presenting an excellent opportunity for first-time buyers, professionals, downsizers, or investors alike.

Occupying a pleasant position within the development, the property enjoys the convenience of being just a short walk from the local shopping plaza, well-regarded schools, and a range of everyday amenities, making it perfectly suited to modern living. The accommodation is both spacious and well presented throughout, beginning with a generous entrance hall that provides access to the first-floor living accommodation. At the heart of the home is the impressive open-plan kitchen, dining and living area, offering a bright and sociable space ideal for both relaxing and entertaining. A Juliet balcony allows plenty of natural light to flood the room, creating a light and airy atmosphere.

There are two well-proportioned double bedrooms, both offering comfortable accommodation, together with a contemporary family bathroom fitted with a stylish three-piece suite, complete with a shower over the bath.

A particular feature of the property is the oversized integral single garage, benefiting from power and lighting, providing excellent storage or secure parking. In addition, there is off-road parking directly in front of the garage for added convenience.

Properties of this style and location rarely remain available for long. With its desirable setting, generous accommodation, and the advantage of no onward chain, an early internal viewing is highly recommended to fully appreciate everything this fantastic home has to offer. Energy rating B. Council Tax Band B.

Ground Rent - £250 per annum

Fibre Charge - £20 Per Annum

Urban and Civic charge applies - £286 per annum

£185,000



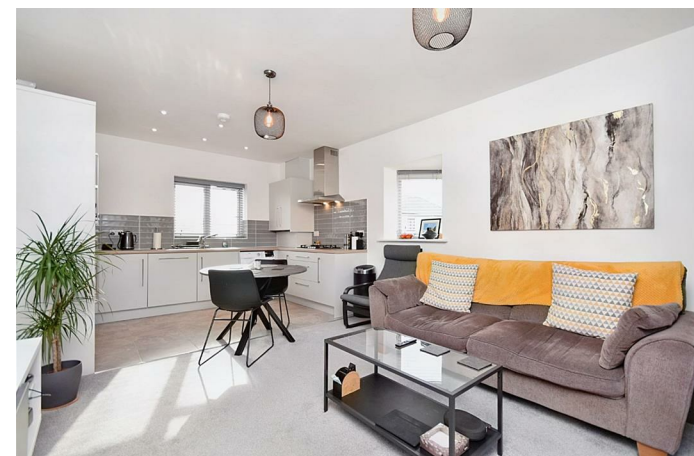
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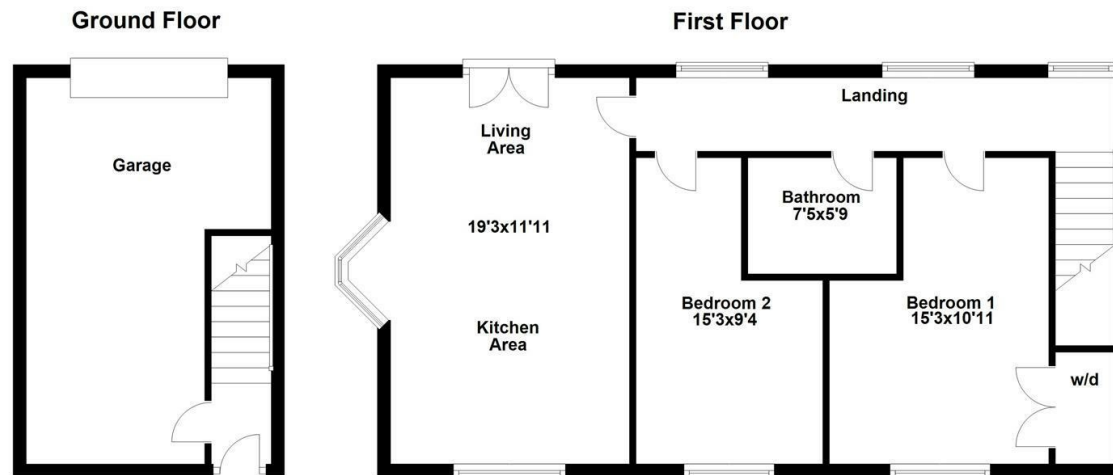
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Floor plan not to scale - for guidance purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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 	



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01536 202007

info@simpsonwest.co.uk

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64 Corporation Street, Corby, Northants, NN17 1NH