

**16 Chaucer Street
Kingsley
NORTHAMPTON
NN2 7HN**

Offers Over £205,000



- **THREE BEDROOMS**
- **UTILITY/CLOAKROOM**
- **CONSERVATORY**
- **RADIATOR HEATING**

- **KITCHEN/DINER**
- **LONG GARDEN**
- **DOUBLE GLAZING**
- **EPC RATING: D**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Situated in the heart of Kingsley, a three bedroom bay fronted terrace home with accommodation comprising: an entrance hall, sitting room, open kitchen/diner, utility/cloakroom and a conservatory on the ground floor with three bedrooms and a bathroom on the first floor. Externally there is a long rear garden and further benefits include uPVC double glazing and gas fired radiator heating. The property is situated close to local shops and amenities including the Racecourse park and has easy access to Northampton Town Centre.

Ground Floor

Porch

Panelled entrance door and window to the hall

Entrance Hall

Stairs to the first floor landing with a storage cupboard under, door to the dining room, radiator.

Kitchen/Diner

16'6 x 11'0 (5.03m x 3.35m)

An open plan Kitchen/Diner fitted with wall and base level units, gas cooker point, fridge freezer space, door to a pantry cupboard, double glazed window to the rear, door to a rear lobby, open box arch to the sitting room, radiator, space for a dining table and chairs.

Sitting Room

12'0 x 11'1 (3.66m x 3.38m)

Double glazed bay window to the front elevation, radiator, television point, feature fireplace.

Rear Lobby

Open doorway to the conservatory, door to a utility/cloakroom.

Conservatory

10'9 x 8'11 (3.28m x 2.72m)

Double glazed French doors and windows to the garden, radiator.

Utility/Cloakroom

Fitted with a low level W.C., wash hand basin, plumbing for a washing machine, skylight window.

First Floor

Landing

Doors to the first floor rooms, loft access hatch.

Bedroom One

11'2 x 11'0 (3.40m x 3.35m)

Double glazed window to the front elevation, radiator.

Bedroom Two

10'11 x 10'11 (3.33m x 3.33m)

Double glazed window to the rear elevation, radiator.

Bedroom Three

7'9 x 5'1 (2.36m x 1.55m)

Double glazed window to the front elevation, radiator.

Bathroom

Fitted with a panelled bath, low level W.C. and a wash basin, heated towel rail, double glazed window to the rear elevation.

Outside

Rear garden

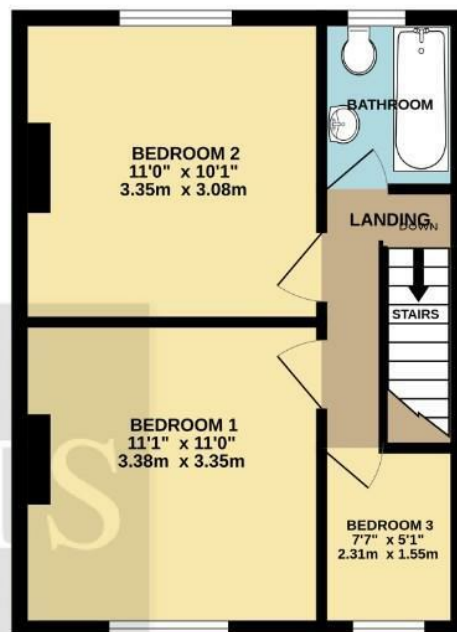
A long south westerly facing rear garden with steps up to the main garden from a paved patio.
Shared gated access to a side passage.



GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.

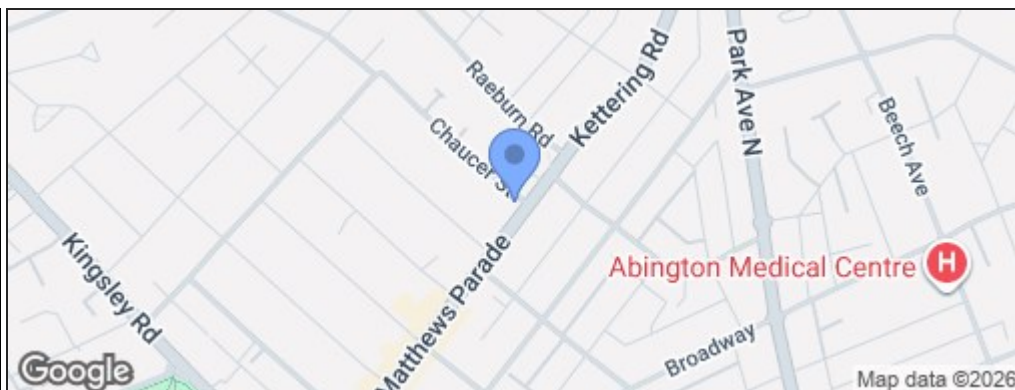


TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	75
(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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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.