

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.

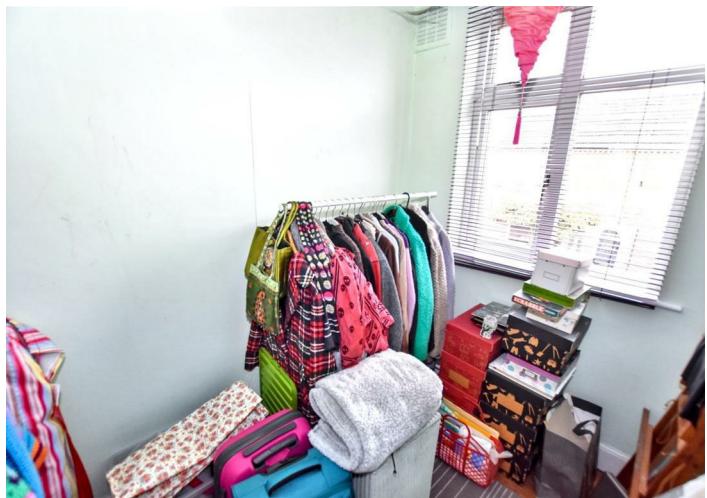
Bathroom

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.

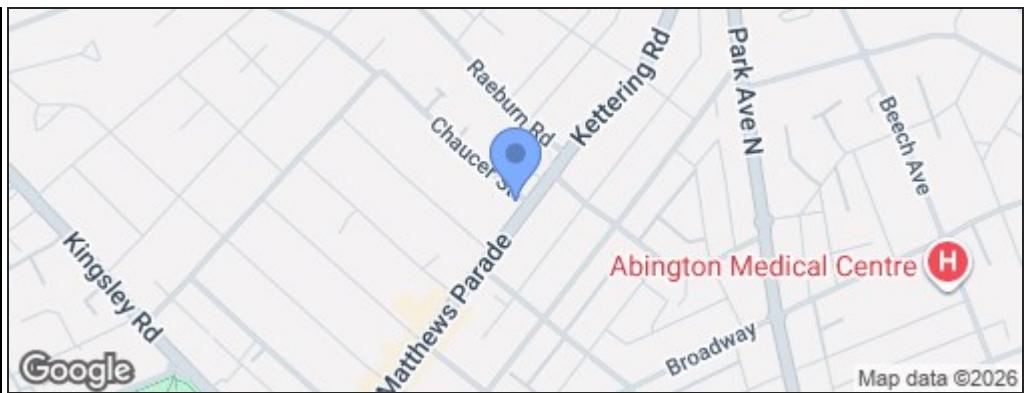
1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



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. The floorplan is for general guidance only and should not 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	75
(39-54)	E	
(21-38)	F	62
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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