

**47 Brunel Drive
Upton Grange
NORTHAMPTON
NN5 4AF**

£185,000



- **NO ONWARD CHAIN**
- **TWO BEDROOMS**
- **OFF ROAD PARKING FOR TWO CARS**
- **DOUBLE GLAZING**
- **GOOD TRANSPORT LINKS**

- **CUL-DE-SAC LOCATION**
- **ENCLOSED REAR GARDEN**
- **GAS RADIATOR HEATING**
- **CLOSE TO LOCAL AMENITIES**
- **ENERGY RATING: D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Offered with No onward chain and setback from the road, this home would be a great investment or first time buy. The accommodation comprises of an entrance hall, kitchen, lounge/diner, two bedrooms and a bathroom. Outside there is an enclosed rear garden and tandem parking for two cars. Further benefits include double glazing and gas radiator heating.

Ground Floor

Entrance Hall

Door to lounge/diner, opening to kitchen.

Kitchen

7'10" x 8'0" (2.4 x 2.44)

Fitted with a range of wall and base level units with work surfaces over, sink and drainer unit with mixer tap over, fitted electric oven, fitted gas hob with extractor hood over, tiled splash backs, space and plumbing for washing machine, dishwasher, space for fridge/freezer, window to front aspect.

Lounge/Diner

11'9" x 16'11" (3.6 x 5.18)

Sliding patio doors to rear garden, stairs rising to first floor.

First Floor

Landing

Built in storage cupboard, loft access, doors to all rooms.

Bedroom One

8'8" x 11'9" (2.65 x 3.59)

Window to front aspect, fitted double wardrobe.

Bedroom Two

6'8" x 12'11" (2.05 x 3.95)

Window to front aspect, fitted wardrobe.

Bathroom

Fitted with a three piece suite comprising low level WC, pedestal mounted sink, panel bath with fitted shower over, tiled splashbacks, extractor fan, obscured window to front aspect.

Externally

Front Garden

Lawn area, path to front door, allocated parking for two cars in tandem.

Rear Garden

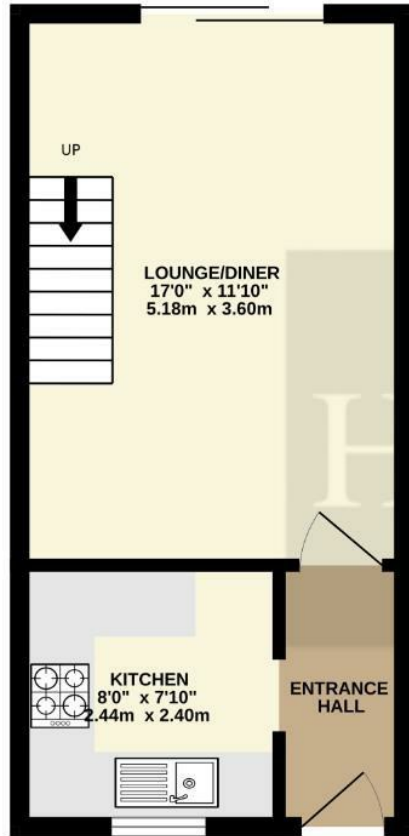
Enclosed by timber fencing, laid to patio and lawn, hard standing for shed.

Agents Notes

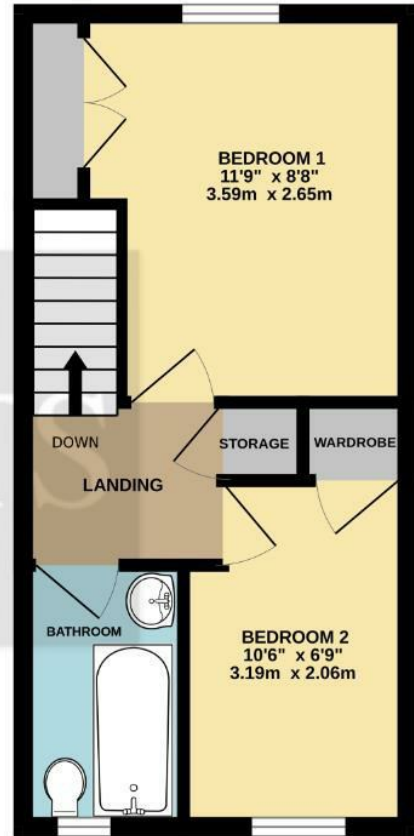
Council Tax Band: B



GROUND FLOOR
285 sq.ft. (26.5 sq.m.) approx.

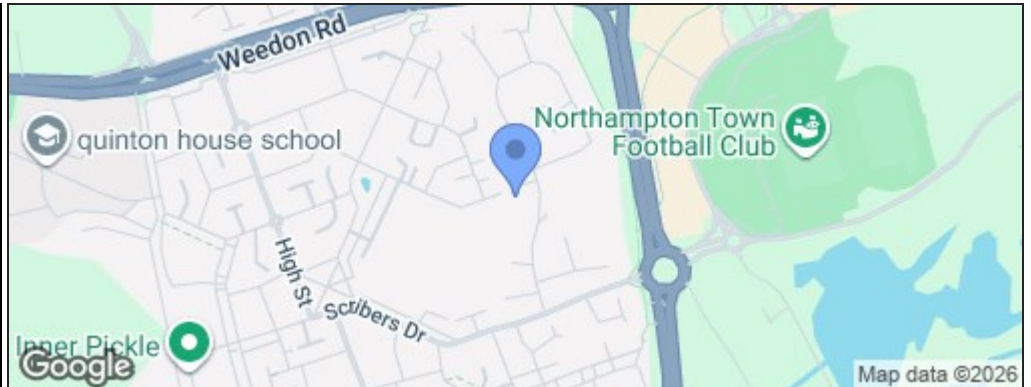


1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.0 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	68	87
(81-91) B		
(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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.