

**32 Brook Street
Semilong
NORTHAMPTON
NN1 2PE**

£180,000



- VICTORIAN TERRACE
- LOUNGE / DINER
- DOWNSTAIRS BATHROOM
- GAS CENTRAL HEATING
- VACANT POSSESSION

- THREE BEDROOMS
- EXTENDED KITCHEN / BREAKFAST ROOM
- UPVC DOUBLE GLAZING
- GOOD CONDITION
- ENERGY EFFICIENCY RATING : D

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A spacious three bedroom Victorian terrace property with an larger than average extended kitchen, offered in good condition with vacant possession and situated in a no-through road. With accommodation comprising in brief; entrance hall, open plan lounge/diner, kitchen/breakfast room, and bathroom to the ground floor, with three bedrooms to the first floor. The property also benefits from UPVC double glazing, and gas central heating.

Entrance Hall

Enter via UPVC door, stairs rising to first floor, wooden laminate flooring, radiator.

Lounge / Diner

22'2" x 10'0" (6.77 x 3.06)

UPVC window to front aspect, wooden laminate flooring, two radiators.

Kitchen / Breakfast Room

12'7" x 9'2" (3.84 x 2.81)

UPVC window and door to rear aspect, skylight, a range of wall and base units with roll top work surfaces, stainless steel one and a half sink and drainer, integrated oven and hob with extractor over, space for washing machine, radiator.

Bathroom

8'8" x 6'5" (2.66 x 1.97)

Two obscure UPVC windows to rear and side aspects, bath unit with shower over, low level wc, sink unit with storage under, cupboard housing boiler, ceramic tiled flooring and walls, chrome heated towel rail.

First Floor Landing

Loft access.

Bedroom One

12'10" x 10'2" (3.92 x 3.12)

UPVC window to front aspect, radiator.

Bedroom Two

11'4" x 7'6" (3.47 x 2.29)

UPVC window to rear aspect, radiator.

Bedroom Three

9'2" x 6'2" (2.81 x 1.90)

UPVC window to rear aspect, radiator.

Rear Garden

Courtyard with various paving, enclosed by low brick walls and wooden fencing.

Agents Notes

Local Authority: West Northamptonshire

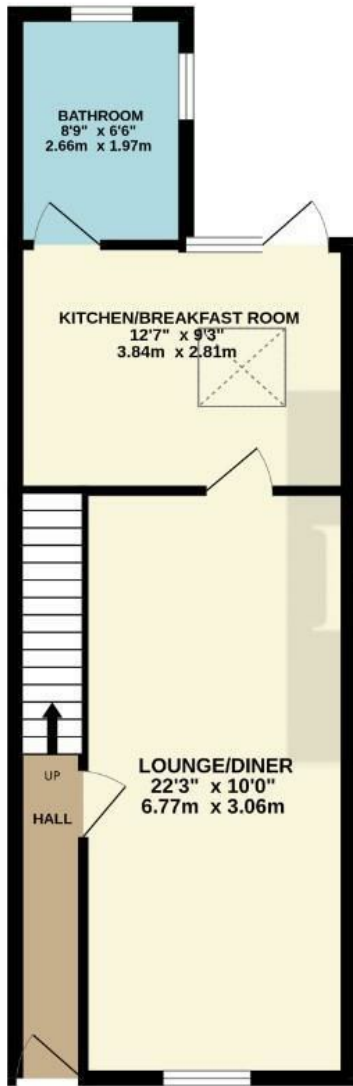
Council Tax Band: A





GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.

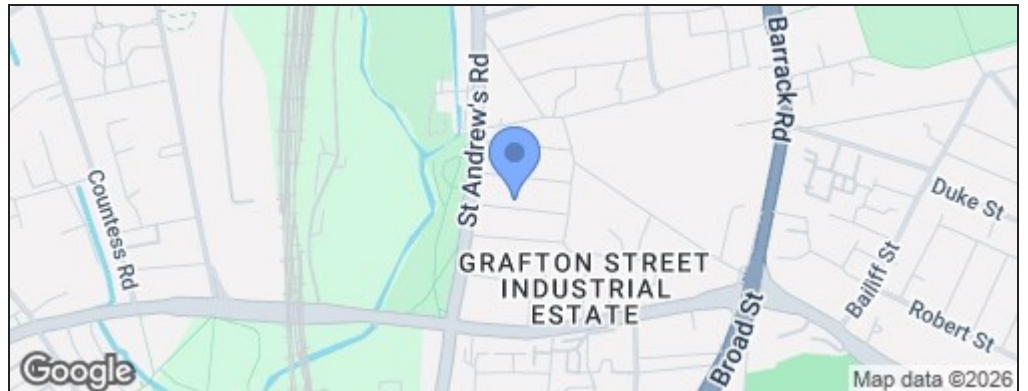
1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 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		86
(69-80) C		
(55-68) D	68	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.