12 HARKSOME HILL

WEST HUNSBURY | NORTHAMPTON

£250,000 FREEHOLD

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12 Harksome Hill | West Hunsbury | Northampton | NN4 9YF

Merrys are delighted to offer for sale this well presented three bedroom semi detached home situated in this quiet location in West Hunsbury. Offered with no onward chain and vacant possession this home would suit a first time buyer or investor looking for a quick move with no complications. The accommodation comprises of entrance hall, lounge, kitchen/diner and large conservatory on the ground floor and three bedrooms and family bathroom on the first floor. There is a lawned garden and driveway providing off road parking to the front of the property, with a lawned garden and decked area which is enclosed by timber panel fencing to the rear of the property. A pleasant home , well maintained by its previous owners that also benefits from gas radiator central heating from an updated Worcester Bosch combi boiler and double glazed windows . The location is very conveniently placed for excellent commuter links to the M1, A43 and A45 with good access to Northampton train station , opening up routes to London Euston and Birmingham New Street. More locally there is a precinct within a short walk providing convenience store, dentist , opticians and primary school , with Sixfields leisure complex and stadium within a short drive that provides restaurants, take-aways and a cinema.

Three Bedroom Semi Detached | Off road parking | Large conservatory |

Private rear garden with decked area | no onward chain and vacant possession | Gas Radiator Central heating | UPVC double glazing (where specified)*

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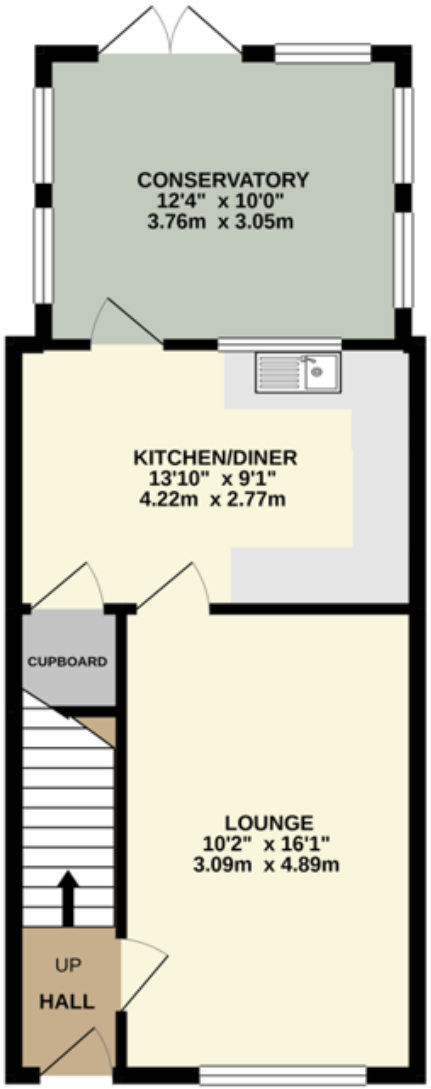
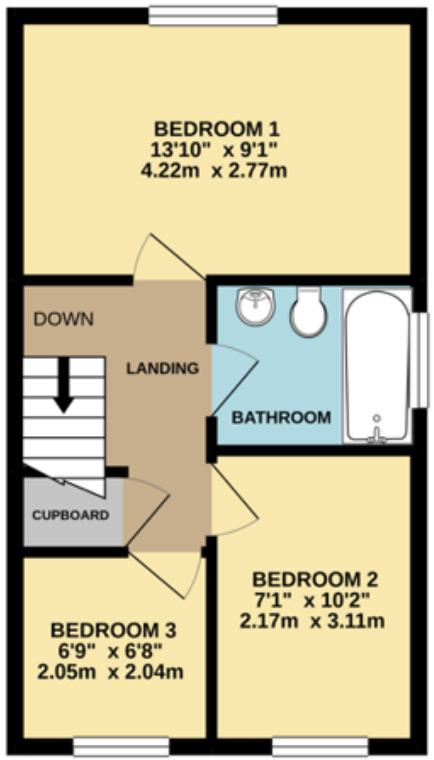
Wootton Hope Drive, Northampton, NN4 6DY
MERRYS.CO.UK

GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.1 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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