







HOWKINS & HARRISON

# Hardwick Hall Way

Middlemore, Daventry, NN11 8AQ

Guide Price £90,000

7, Hardwick Hall Way, Middlemore, Daventry, NN11 8AQ

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An ideal opportunity for first-time buyers or investors, this property offers a sitting room, fitted kitchen, bedroom, and bathroom, together with allocated parking. Conveniently located close to a local shop and green space with park.

## Accomodation

The property is entered via a panelled door into the sitting room, which benefits from a UPVC double-glazed window to the front aspect, radiator, a built-in storage cupboard and an opening through to the kitchen area. The kitchen is fitted with a range of wall, base and drawer units, work surfaces, a stainless steel one-and-a-half bowl sink with chrome mixer tap, built-in oven and grill, four-ring gas hob with extractor over, integrated fridge/freezer and washer/dryer. There is also a wall mounted Baxi boiler.

The bedroom benefits from two UPVC double-glazed windows to the front and side aspects, a radiator and fitted wardrobe. A panelled door leads through to the bathroom, which comprises a three-piece white suite including a low-level WC, pedestal wash hand basin and P-shaped bath with shower over and curved shower screen. Further features include a radiator, recessed lighting, and extractor fan.

## Outside

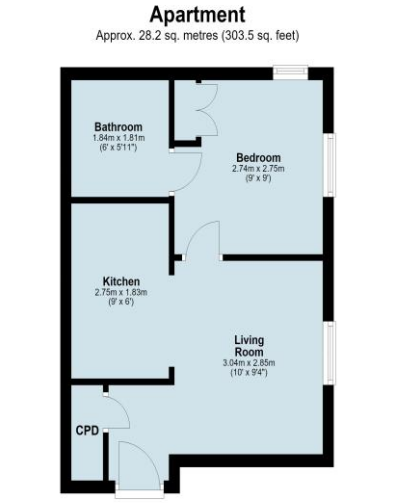
Externally, the property benefits from an allocated parking space, with a loca shop and green space incorporating a park conveniently situated nearby.

## Agents Note

The property benefits from a 999-year lease, with approximately 980 years remaining. The annual ground rent is £576 (£48 per month), which includes building insurance.

## Floorplan

Howkins & Harrison provide these plans for reference only - they are not to scale.



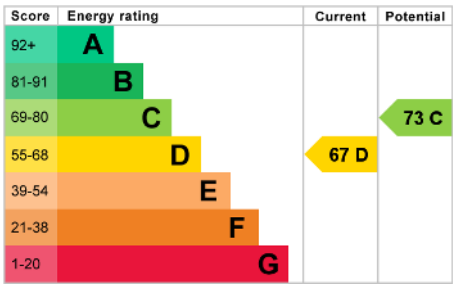

Total area: approx. 28.2 sq. metres (303.5 sq. feet)

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.




## Local Authority

West Northamptonshire Council
Angel Street
Northampton
Tel:0300-126700
Council Tax Band - A

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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