



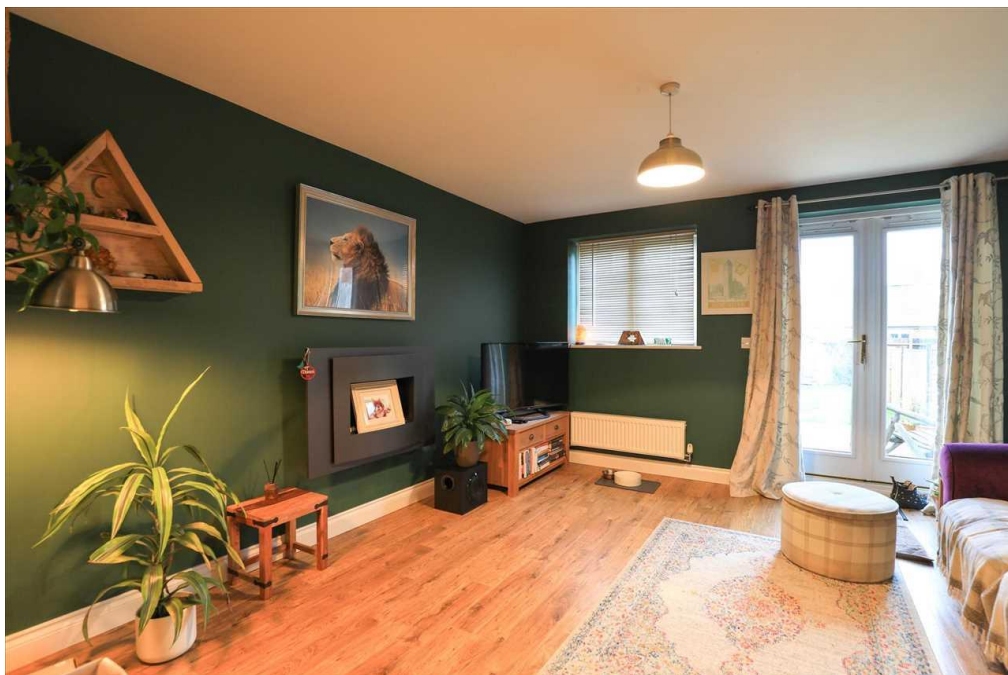
£205,800

19 Hawthorn Avenue Mawsley NN14 1TD



Carter Williams

Estate and Letting Agents



Carter Williams are delighted to welcome to the market this well-presented two bedroomed terraced home with no onward chain!

The accommodation comprises entrance hall, cloakroom, kitchen, lounge / diner, two bedrooms and a three piece bathroom. Outside, the property benefits from a garage and laid to lawn rear garden with a patio area perfect for dining alfresco.

Situated in the desirable village of Mawsley, this home would make an ideal investment or first time buyers property! Mawsley is situated just off the A43, accessing both the towns of Kettering and Northampton and offers a wealth of local amenities and recreational space close by.

Contact Carter Williams today!

EPC Rating: C
Council Tax Band: B





Living Room 3.92m (12' 10") max x 4.06m
(13' 4") max

Kitchen 3.16m (10' 4") x 1.76m (5' 9")

W/C 1.62m (5' 4") x 0.96m (3' 2")

Bedroom 3.92m (12' 10") max x 3.80m (12' 6") max

Bathroom 1.93m (6' 4") x 1.71m (5' 7")

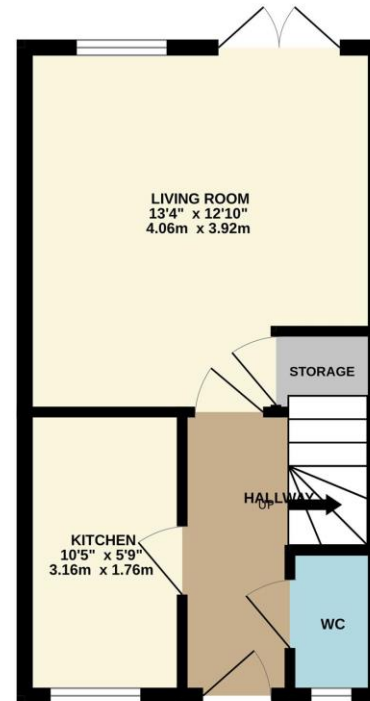
Bedroom 3.44m (11' 3") x 1.90m (6' 3")

Garden

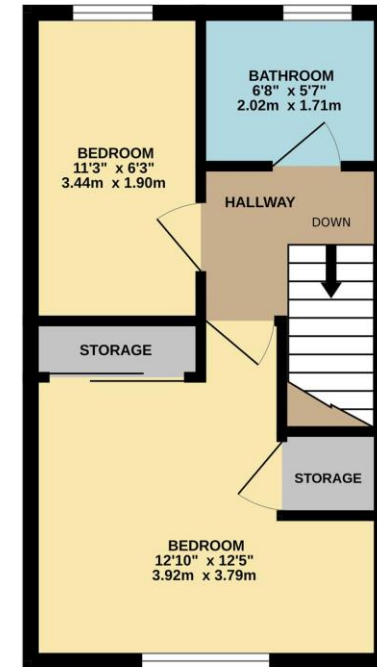




GROUND FLOOR
305 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.7 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			
(92-100) A			89
(81-91) B			
(69-80) C			
(55-68) D		72	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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