

9 Melbury Place

NORTHAMPTON
NN3 8RU

£190,000



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A modern, three bedroom mid terrace property. The accommodation comprises of entrance hall, kitchen/dining room, lounge, cloakroom, three bedrooms and family bathroom. Additional benefits include gas to radiator central heating, UPVC double glazing and gardens to front and rear.

Ground Floor

Entrance Hall

Radiator, stairs leading to first floor landing, storage area.

Lounge

12'6" x 12'2" (3.83 x 3.72)

Radiator, UPVC double glazed window to rear.

Kitchen/Dining Room

21'7" x 10'11" (6.59 x 3.35)

Modern fitted kitchen comprising sink unit with base cupboard under, a range of floor standing cupboards with work tops above, eye level cupboards, built in fridge/freezer and dishwasher, hob and oven, double radiator, UPVC double glazed windows to front and rear, door to rear.

Cloakroom

Suite comprising low level W/C, laminate flooring, UPVC double glazed window to front.

First Floor

Landing

Doors to:

Bedroom One

12'5" x 11'8" (3.79 x 3.56)

Radiator, UPVC double glazed window to rear.

Bedroom Two

12'5" x 9'9" (3.80 x 2.98)

Radiator, UPVC double glazed window to rear.

Bedroom Three

8'11" x 7'6" (2.74 x 2.31)

Radiator, UPVC double glazed window to front.

Bathroom

Suite comprising bath unit, hand wash basin, low level W/C, radiator, UPVC double glazed window to front, airing cupboard housing boiler.

Externally

Front Garden

Small front garden with flower and shrub borders.

Rear Garden

Paved patio area leading to lawn, surrounded by timber fence, rear gated access.

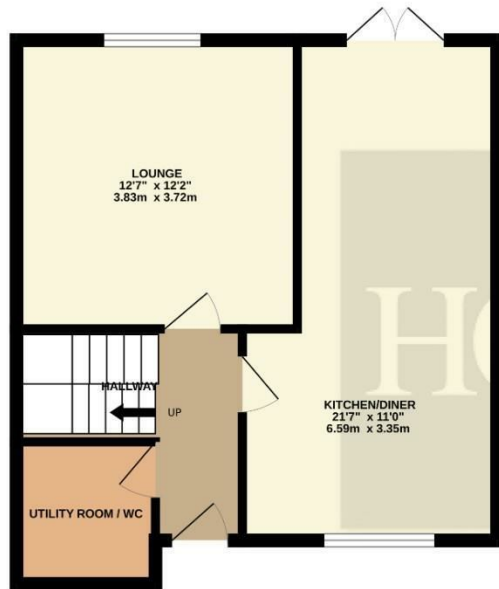
Agents Notes

Council Tax Band: B

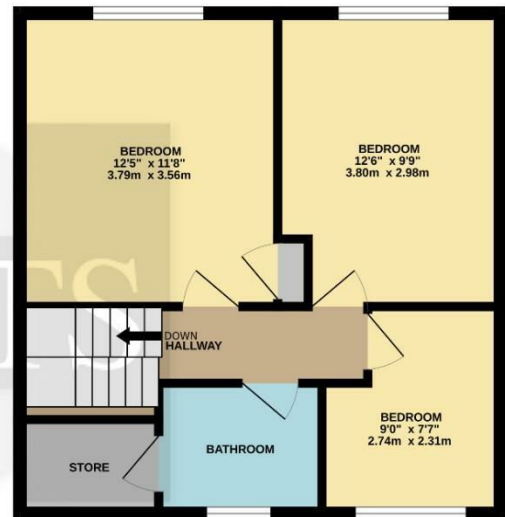




GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.

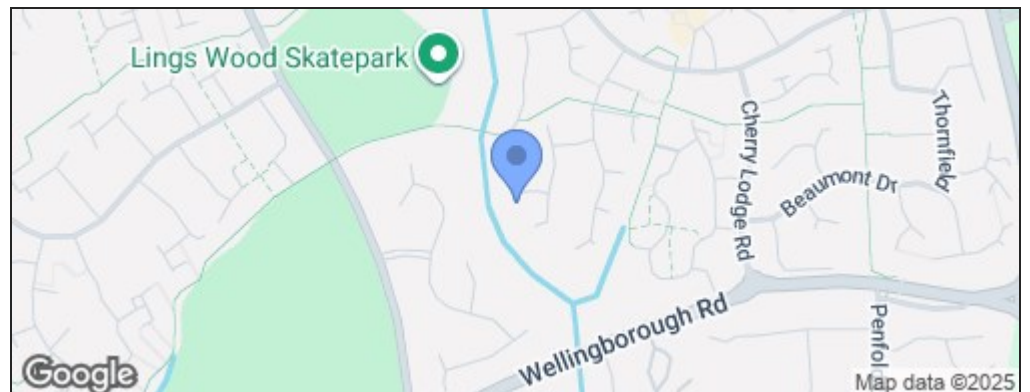


1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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		
(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.