

**Mike
Neville**
ESTATE AGENTS



**103 Hamsterly Park, Northampton,
NN3 5DX**

£165,000 Freehold

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Neville House, 67 Wellingborough Road, Rushden NN10 9YG
01933 316316 • sales@mike-neville.co.uk • www.mike-neville.co.uk

Offered to the open market for sale with no onward chain is this one bedroom town home benefitting from an enclosed rear garden and off road parking for two vehicles and providing good access to the Town Centre itself and great road links to the A45 and M1. Situated in a established residential location, this property would make an an ideal first time purchase or buy to let investment. Immediate viewing advised.

- No Onward Chain
- Established Residential Area
 - Ideal First Time Purchase
 - Ideal Buy To Let Investment
 - Fantastic Road Links
 - One Bedroom
 - First Floor Bathroom / WC
 - Fully Enclosed Rear Garden
- Off Road Parking For Two Vehicles
- Energy Efficiency Rating - C73



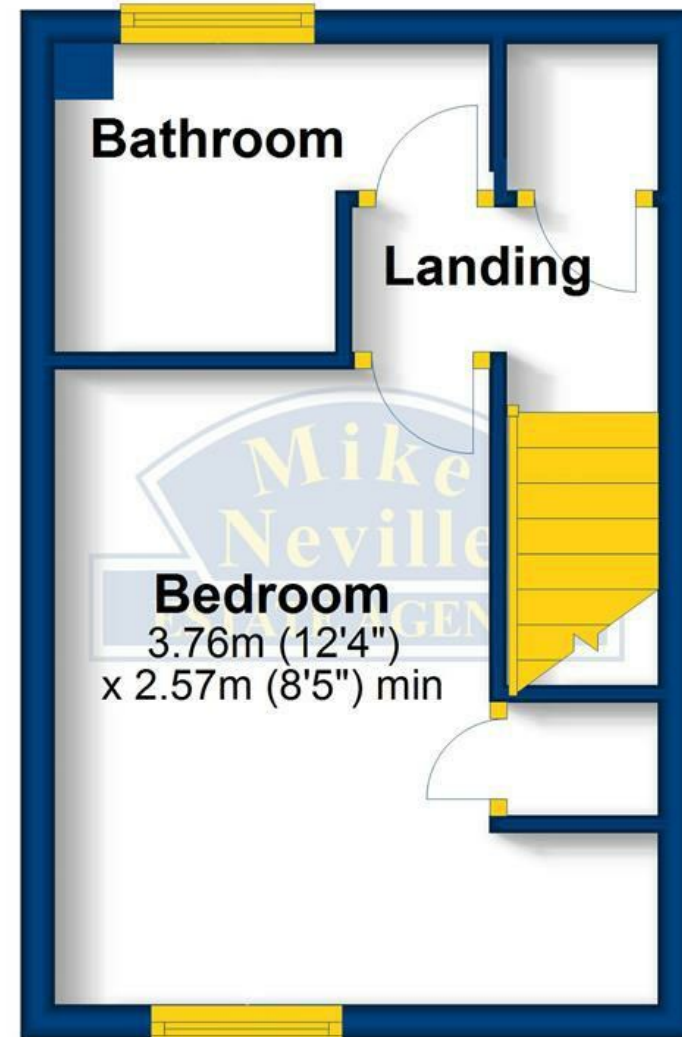
Ground Floor

Approx. 21.6 sq. metres (232.1 sq. feet)



First Floor

Approx. 20.2 sq. metres (217.9 sq. feet)



Total area: approx. 41.8 sq. metres (450.0 sq. feet)

Location

Hamsterly Park can be found off Farmhill Road, which in turn can be found off Talavera Way. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

Energy Efficiency Rating - C73

Certificate number - 0556-2895-6965-9401-8381

Accommodation**Ground Floor****Hall**

Small storage cupboard.

Living Room

11'2" x 11'9" (3.40m x 3.57m)

Maximum measurement.

Brick mock fireplace.

Kitchen

7'1" x 11'9" (2.17m x 3.57m)

Space for tall fridge/freezer.

Space and plumbing for washing machine.

Built in oven, gas hob and extractor fan.

Wall mounted gas fired 'Main' boiler.

First Floor**Landing**

Airing cupboard housing hot water cylinder.

Bedroom

12'4" x 8'5" (3.76m x 2.57m)

Minimum measurement, plus recess, plus cupboard.

Bathroom / WC

Suite comprising panelled bath with separate shower set over, low flush wc and pedestal wash hand basin.

Outside**Front**

Front lawn with path from the parking to the front of the property.

Off Road Parking

For Two Vehicles to the front of the property.

Rear Garden

Fully enclosed rear garden with a decking area across the back of the property, with a step down to a small path and central area that is currently covered with artificial grass. Gated access to rear.

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.







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