



Good Choice are proud to offer for sale with no upper chain this semi detached property, situated in the popular area of Kingsthorpe near to the high street and local schools.

Accommodation includes a storm porch, entrance hall, living room, dining room and kitchen with three bedrooms and bathroom on the first floor. Outside are south facing rear gardens and low maintenance frontage with gated side access. (B/80m2/M)

Key Features:

- NO UPPER CHAIN
- SEMI DETACHED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- SOUTH FACING REAR GARDEN
- SIDE ACCESS
- NEAR TO KINGSTHORPE HIGH STREET
- NEAR TO LOCAL SCHOOLS
- COUNCIL TAX BAND B



Ian Jackson
01604 631403
07799 777968
ian@goodchoiceproperty.co.uk
www.goodchoiceproperty.co.uk
@iangoodchoice



For more property information please see the 'Property Description' page on the Rightmove advert.



Entrance Hall

Entered via a uPVC double glazed front door, carpet, radiator, stairs to the first floor, meter cupboard and doors to:

Living Room 3.58m x 3.56m (11'9" x 11')

Carpet, radiator, double glazed bay window to the front and open fireplace.

Dining Room 3.94m x 3.03m (12'11" x 9'11")

Carpet, electric fireplace, double glazed French doors to the rear and radiator.

Kitchen 2.72m x 2.17m (8'11" x 7'1")

Tiled floor, base and wall units, worktops, stainless steel sink and drainer, tiling to water sensitive areas, walk in cupboard, space for a gas cooker, washing machine and fridge freezer, double glazed window to the rear and double glazed door to the side.

First Floor Landing

Carpet, double glazed window to the side, loft access (part boarded, ladder, light) and doors to:

Bathroom 2.14m x 2.03m (7' x 6'8")

Vinyl flooring, bath with shower over, pedestal wash basin, dual flush WC, radiator, wall heater, tiling to water sensitive areas, radiator and double glazed window to the rear.

Bedroom 1 3.57m x 3.02m (11'9" x 9'11")

Carpet, radiator and double glazed bay window to the front.

Bedroom 2 3.95m x 3.03m (13' x 9'11")

Carpet, radiator, boiler cupboard and double glazed window to the rear.

Bedroom 3 2.19m x 2.18m (7'2" x 7'2")

Carpet, radiator and double glazed window to the front.

Rear Garden

South facing, fence and hedge enclosed with lawn, patio, trees, shrubs, outbuilding (with power) and tap.

Front Garden

Hedge boundary with gated side access to the rear garden.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Ian Jackson
 01604 631403
 07799 777968
 ian@goodchoiceproperty.co.uk
 www.goodchoiceproperty.co.uk
 @iangoodchoice



Disclaimer: These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.