



50 Bibury Crescent, Boothville, Northampton, NN3 6AG
£225,000 Freehold

Offered for sale with no onward chain is this extended semi-detached bungalow located in the established and popular Boothville area. The bungalow is in need of some modernisation in places and comprises entrance hall, lounge with French doors to the rear garden and a fireplace, kitchen/dining room, bedroom one with a bay window, a second bedroom and a bathroom. There is the option to convert the loft, subject to relevant planning consent, as there is already a window. Outside is a driveway leading to a detached garage and front and rear gardens. EPC: C. Council Tax Band: C.

**Extended Bungalow | 17ft Kitchen Breakfast Room | Two Bedrooms | Gardens & Garage |
Scope For Further Development | Established Residential Area**

modern marketing · traditional values

ENTRANCE

Enter via double glazed door to:

ENTRANCE HALL

Access to loft space. Doors to adjacent rooms.

LOUNGE 3.15m x 3.86m (10'4 x 12'8)

Double glazed French doors to rear elevation. Radiator. Fireplace and coving.

KITCHEN 2.82m x 5.18m (9'3 x 17)

Double glazed window to rear elevation. Double glazed door to side elevation. Extended kitchen comprising range of wall and base level units with work top surfaces over. One and a half sink unit with mixer tap over. Space for washing machine. Space for dishwasher. Space for tumble dryer. Electric oven and hob.

BEDROOM ONE 3.15m x 3.45m (10'4 x 11'4)

Double glazed window to front elevation. Radiator. Double wardrobe.

BEDROOM TWO 2.84m x 2.21m (9'4 x 7'3)

Double glazed window to front elevation. Radiator.

BATHROOM 1.63m x 1.75m (5'4 max x 5'9)

Obscured double glazed window to side elevation. Three piece suite comprising low level flush WC, pedestal wash hand basin and panelled bath with shower over. Tiled floor to ceiling.

OUTSIDE

FRONT GARDEN

Drive providing off road parking. Hedge and low level brick wall.

REAR GARDEN

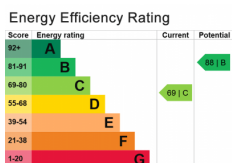
Patio area and two levels enclosed by a timber panelled fence with gated side access.

GARAGE

Detached garage requiring repair.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

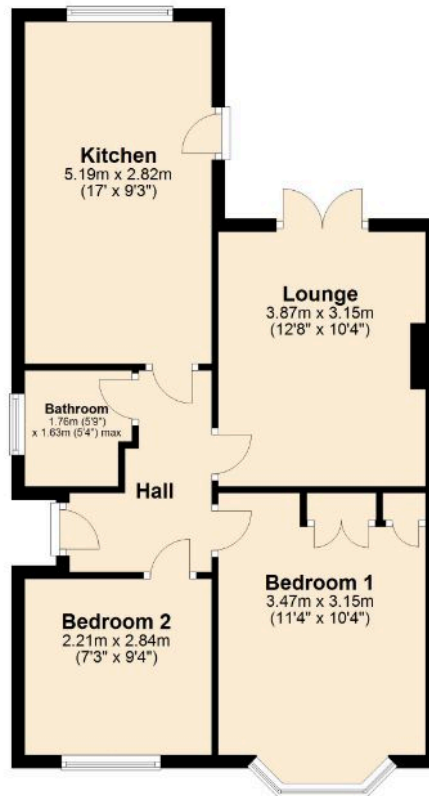


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

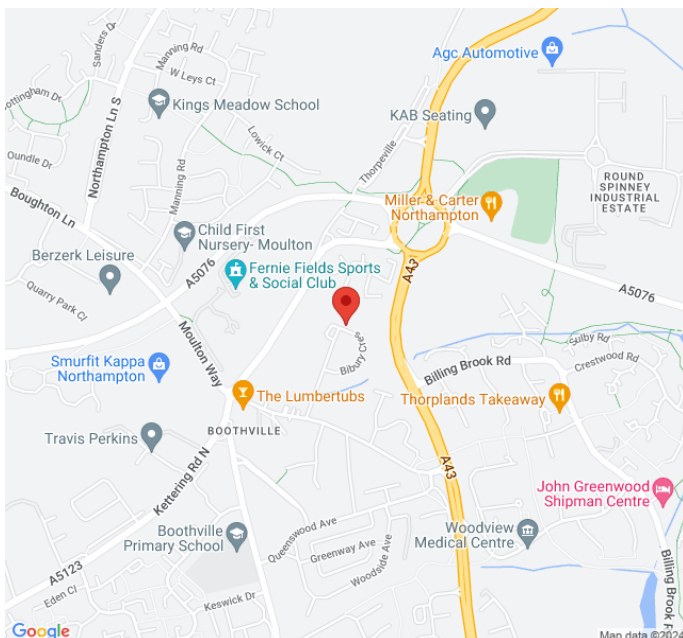
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Ground Floor

Approx. 55.3 sq. metres (595.1 sq. feet)



Total area: approx. 55.3 sq. metres (595.1 sq. feet)



LOCAL AREA INFORMATION

Boothville is a residential district positioned just north of Northampton town centre. Bisected by the Kettering Road, there are several local shops and public houses within close proximity as well as a large supermarket. Northampton town centre itself has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline train station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1, (15, 15a & 16).

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