



**6 Bibury Crescent, Boothville, Northampton, NN3 6AG**  
**£210,000 Freehold**

Offered for sale with no onward chain is this extended three bedroom semi detached dormer bungalow located in the popular Boothville area. The bungalow is in need of full modernisation and comprises entrance hall, lounge with electric fireplace and sliding doors leading to a good size conservatory, kitchen offering access to the rear garden, bedroom one with a bay window, leading to bedroom two, which could be used as a dressing room. The property has a loft conversion to create a first floor bedroom with built in storage. Outside are steps leading to front and rear garden and a detached garage. EPC Rating: E. Council Tax Band: C

**Cul-De-Sac Location | Semi Detached | Requires Modernisation | Detached Garage | No Onward Chain | Large Garden**

**modern marketing · traditional values**

## ENTRANCE HALL

uPVC obscure double glazed entrance door.  
Access to loft space. Doors to:

## LOUNGE 4.24m x 3.18m (13'11 x 10'5)

Double glazed sliding door to conservatory.  
Electric fireplace. Coving.

## KITCHEN 2.84m x 2.49m (9'4 x 8'2)

Double glazed window to rear elevation. Obscure double glazed door to rear elevation. A range of wall and base units with work surfaces over. Single drainer sink. Space for washing machine. Space for fridge/freezer. Integrated electric oven and hob.

## CONSERVATORY 2.24m x 3.18m (7'4 x 10'5)

Double glazed door to rear elevation. Double glazed floor to ceiling windows to side elevation.

## BEDROOM ONE 3.28m x 3.18m (10'9 x 10'5)

Double glazed bay window to front elevation.  
Wood door to large understairs cupboard. Wood sliding door to:

## BEDROOM TWO 2.87m x 2.24m (9'5 x 7'4)

Double glazed window to front elevation. Wood panelled walls.

## BATHROOM

Obscured double glazed window to side elevation.  
Three piece suite comprising low level WC, wash hand basin and sliding door corner shower.  
Panelled and tiling to splash back areas.

## FIRST FLOOR

## BEDROOM THREE 3.05m x 2.72m (10'0 x 8'11)

Double glazed window to rear elevation. Electric wall mounted heater. Storage cupboard.

## OUTSIDE

### FRONT GARDEN

Steps leading down to property. Hedge and low level brick wall. Driveway offering parking and leading to the detached garage.

### REAR GARDEN

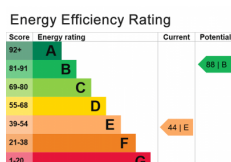
Patio area and steps leading down to one level enclosed by timber panelled fencing with gated side access. Two greenhouses.

### GARAGE

Detached garage requiring repair.

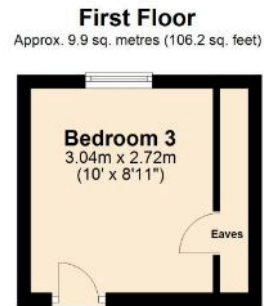
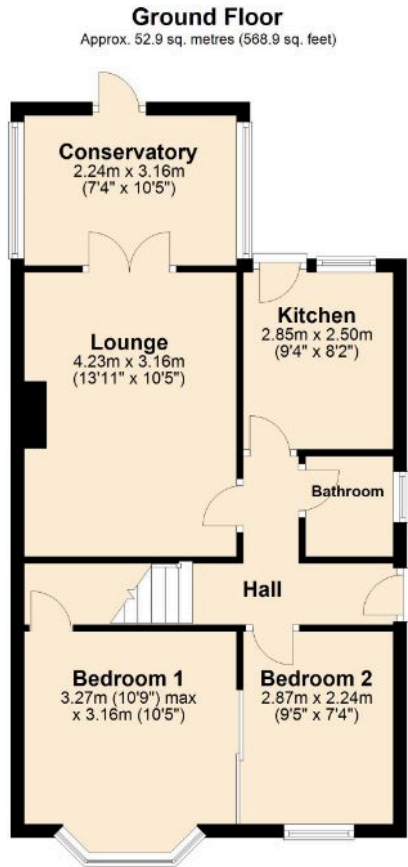
### DRAFT DETAILS

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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Total area: approx. 62.7 sq. metres (675.1 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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