

34 Friars Crescent, Delapre, Northampton, NN4 8QA
Guide Price £250,000 Freehold

A mature, two bedroom, detached bungalow located south of the Town Centre in the popular Delapre area with local schooling and other amenities close by. The property benefits from uPVC double glazing and gas fired radiator central heating. The accommodation offers an entrance hall, lounge with French doors to lean to, kitchen, two bedrooms, three piece bathroom, walled front garden with block paved frontage and a single garage accessed via a service road at the rear. NO CHAIN. EPC Rating: E. Council Tax Band: B

Mature Detached Bungalow | Two Bedrooms | Single Garage & Parking | Double Glazing & Central Heating | Good Size Gardens Front & Rear | No Chain

modern marketing · traditional values

ENTRANCE HALL

Double glazed entrance door. Wooden floor.
Radiator. Access to loft space. Doors to:

LOUNGE 3.51m x 4.50m (11'6 x 14'9)

French doors to rear elevation, leading to garden.
Radiator. Fireplace. Laminate flooring.

LEAN TO

Door to rear elevation, leading to garden. Windows
to sides and rear elevations. Decked flooring.

KITCHEN 2.36m x 2.64m (7'9 x 8'8)

Window to side elevation. Double glazed door to
lean to. A range of wall and base units. Work
surfaces. Space for white goods. Tiling to splash
back areas. Radiator. Sink unit.

BEDROOM ONE 3.81m x 3.23m (12'6 x 10'7)

Double glazed bay window to front elevation.
Radiator. Fitted wardrobes.

BEDROOM TWO 2.82m x 2.87m (9'3 x 9'5)

Double glazed bay window to front elevation.
Radiator. Cupboard housing fuseboard.

BATHROOM 1.96m x 1.68m (6'5 x 5'6)

Window to side elevation. Suite comprising bath
with electric shower over, wash hand basin and
low level WC. Radiator.

OUTSIDE

FRONT GARDEN

Block paved driveway providing off road parking for
two cars. Step up to storm porch.

REAR GARDEN

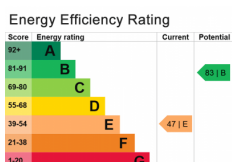
Enclosed by fencing. Patio area. Side and rear
access. Two sheds. Single garage accessed via
service road.

GARAGE

Up and over door.

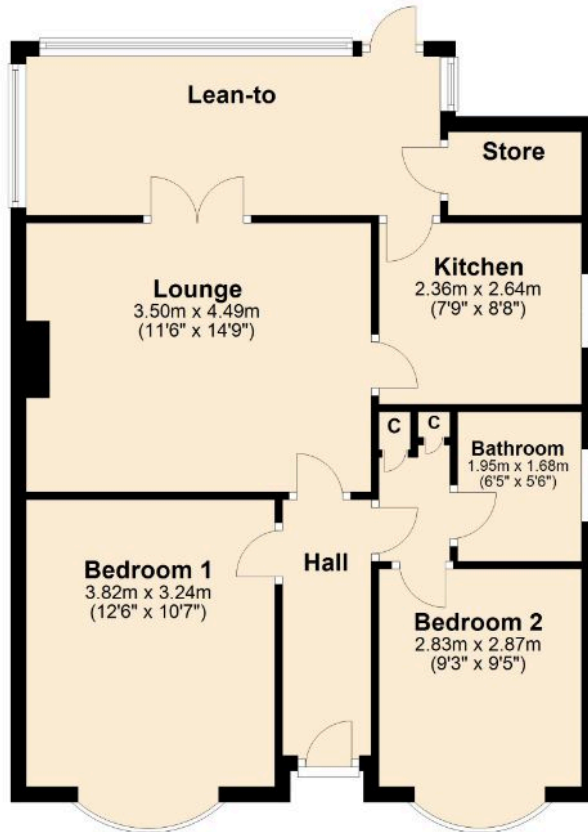
DRAFT DETAILS

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.

Ground Floor



LOCAL AREA INFORMATION

Adjacent to Far Cotton and just a mile from Northampton town centre, the focal point of this district is Delapre Abbey, a former convent sitting in 508 acres of parkland and formal gardens. As well as a public golf course, the site today has a year round tea room and offers itself for functions and events including hosting the annual Northampton CAMRA Beer Festival. With a small supermarket and a medical centre within Delapre itself, residents tend to use the larger supermarket, shops and businesses in St Leonard's Road, Far Cotton. Additional high street shopping, entertainment and leisure facilities can be accessed in Northampton town centre along with a mainline train station serving London Euston and Birmingham New Street. For road access, the Queen Eleanor Roundabout at the top of London Road leads onto the A45 and in turn to M1 J15.

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