



36 Lauderdale Avenue

Far Cotton, Northampton, NN4 8RL

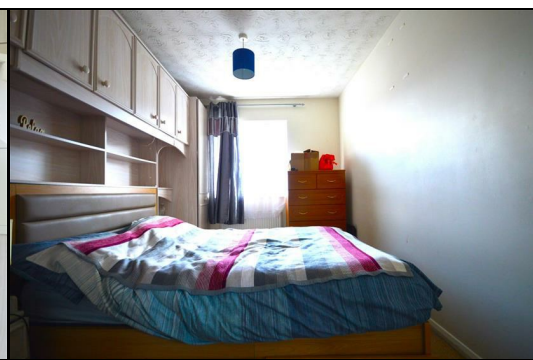
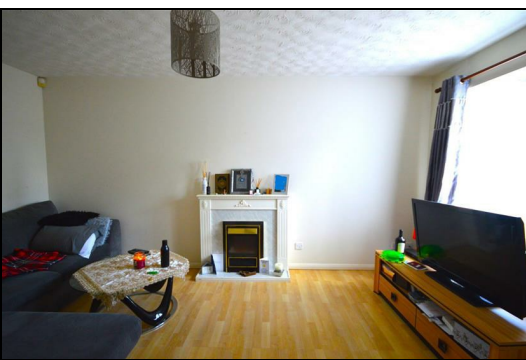
£1,150 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH WITH YOU SOON.

Available to move into from 9th July 2024.

A three bedroom semi-detached house in the Sandringham Gardens development, located off Rothersthorpe Road. This house has front and rear gardens and a tandem driveway providing off-road parking for two cars.



Unfurnished Accommodation: Entrance lobby, cloakroom, living room, kitchen/dining room, three bedrooms, bathroom, front and rear gardens, driveway. Energy Rating D. Northampton Council Tax Band C.

A three bedroom semi-detached house which benefits from front and rear gardens, an adjacent driveway, plus double glazing, gas fired radiator heating and a security alarm.

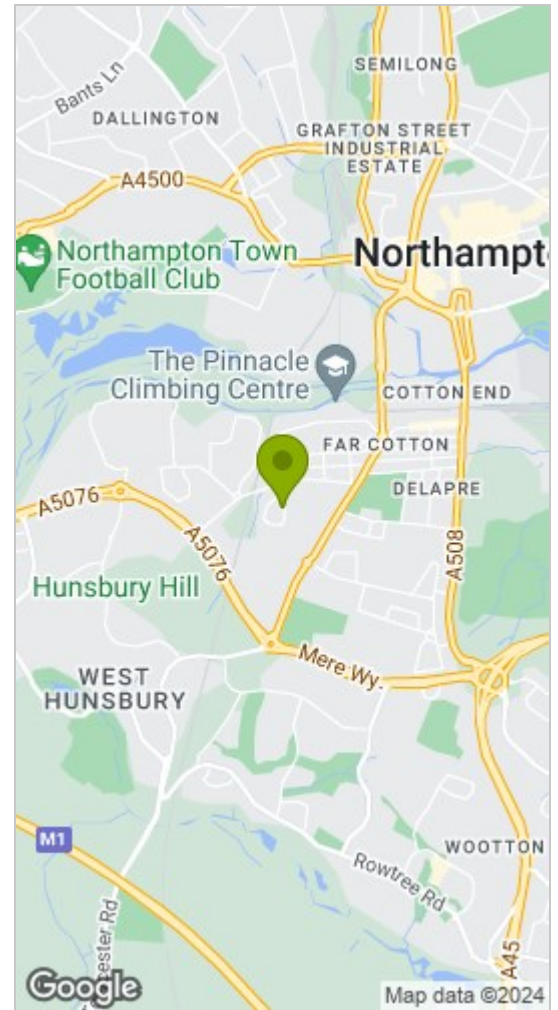
The entrance porch has wood-laminate flooring with doors to the cloakroom and also to the living room. This room contains the stairs leading to the first floor, with wooden laminate flooring, a window overlooking the front garden and a fireplace with electric fire insert. The kitchen/dining room has laminate flooring, with a range of eye and base level off-white cabinets and worktops. A gas hob and an electric oven and cooker hood are provided and there is space/plumbing for a washing machine and space for a fridge/freezer (not provided). There are two windows overlooking the rear garden and a frosted half-glazed door leading to the garden.

Upstairs, there are three bedrooms, two of which are doubles, and the third is a single size. All three bedrooms are carpeted. The master bedroom has a range of built-in wardrobes, drawers and shelves. The bathroom has a white suite with an electric shower over the bath, a toilet, a sink and vanity units underneath.


Externally, the front garden has gravelled areas, with pretty shrubbery, and a paved pathway leading to the house. The rear garden is low maintenance and houses a shed. There is a pedestrian gate leading to the driveway, which has room for two cars.

Living Room/Dining Room 15'08 x 14'04 (4.78m x 4.37m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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