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Moore Street, Poets Corner, Northampton, NN2 7HX
£250,000



Cotters are delighted to offer for sale this spacious three/four bedroom Victorian terrace situated in the hugely popular Poets Corner with good access to shops and the racecourse recreational ground.

The property was fully refurbished some five years ago and in brief comprises entrance hall, lounge/diner, spacious kitchen/breakfast with integrated oven and hob, cellar which would lead itself as a bedroom or playroom, shower room, three first floor bedrooms and bathroom with fitted shower, externally there is a fairly large rear garden which has been mainly laid to lawn and boasts two patio areas and secure storage.

Further benefits offered by this home are double glazing throughout, gas radiator heating, LED lighting and no onward chain. Viewing highly recommended to appreciate what this home has to offer.



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Cotter & Co (Northampton) Ltd Registered in England No. 2213462 VAT Registration No. 485 8643 91
Cotters Estate Agents Ltd Company No. 11924892

138 Wellingborough Road
Northampton
NN1 4DT

Tel 01604 60 34 50
Fax 01604 23 30 99
Email info@cottersproperty.co.uk

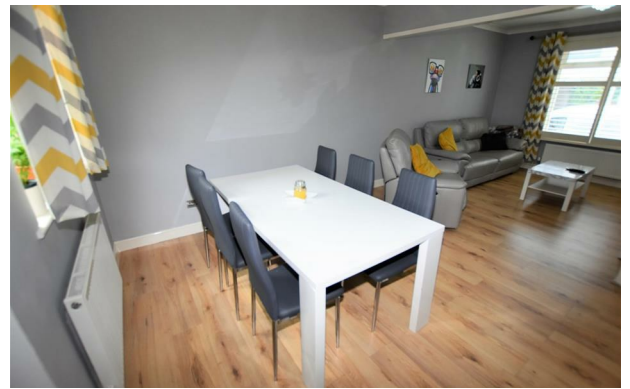
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Double Glazed Door to Entrance Hall

Radiator, laminate flooring, stairs rising to first floor, door to:

Lounge/Diner 22'5 x 10'8 (6.83m x 3.25m)

Double glazed window to front and rear aspect, two radiators, laminate flooring, coving, TV point, door to basement, opening to kitchen/breakfast room.



Kitchen/Breakfast Room 20'6 x 6'10 (6.25m x 2.08m)

Double glazed window to side aspect, fitted base and wall mounted units, single drain stainless steel sink with mixer taps, roll top work surface, splashback tiling, integrated oven and hob with stainless steel chimney hood extractor over, plumbing for automatic washing machine, breakfast bar, space for fridge/freezer, radiator, laminate flooring, door to rear aspect leading to rear garden.



Cellar 6'7 x 14'6 (2.01m x 4.42m)

Window to front aspect, double glazed door to rear aspect giving access to rear garden, radiator, laminate flooring, built in cupboards housing gas and electric meters, door to:

Shower Room 5'7 x 7'7 (1.70m x 2.31m)

Double glazed window to rear aspect, fitted three piece suite comprising corner shower unit with fitted mains powered shower, pedestal wash hand basin and low level W/C, floor to ceiling tiling and complimentary tiled flooring.

First Floor Landing

Loft access, doors to:



Bedroom One 10'6 x 14'6 (3.20m x 4.42m)

Double glazed window to front aspect, radiator, coving.

Bedroom Two 11' x 6'10 (3.35m x 2.08m)

Double glazed window to rear aspect, radiator, coving.

Bedroom Three 5'4 x 8'7 (1.63m x 2.62m)

Double glazed window to rear aspect, radiator, coving.



Bathroom 5'11 x 8'7 (1.80m x 2.62m)

Three piece suite comprising panelled bath with dual head mains powered shower over, sink set in vanity unit and low level W/C, floor to ceiling tiling and complimentary tiled flooring, chrome towel radiator.

Rear Garden

Steps from kitchen/breakfast room leading down to a paved patio area with further steps leading back towards entrance to the cellar. Beyond the patio is a mainly well maintained lawned garden with gravel borders. To the foot of the garden is a further paved patio. Garden enclosed by timber fencing and brick wall.



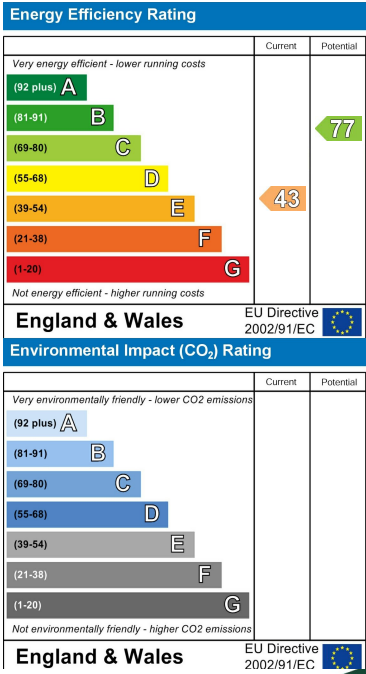
Floor Plan



Area Map



Energy Efficiency Graph



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