



Directions

Viewings

Viewings by arrangement only. Call 01604 210693 to make an appointment.

EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor 0

- Living Room: 13'0" x 17'3" (3.90 x 5.29 m)
- Kitchen: 11'0" x 22'1" (3.30 x 6.73 m)

Floor 1

- Bedroom: 12'0" x 10'6" (3.64 x 3.20 m)
- Bedroom: 12'0" x 8'0" (3.81 x 2.44 m)
- Bedroom: 10'0" x 6'6" (3.05 x 1.99 m)
- Bathroom: 6'0" x 9'3" (1.83 x 2.81 m)

Approximate total area⁽¹⁾
815.26 ft²
75.74 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



83 Eastern Avenue South, Northampton, NN2 7QD

Offers over £244,995

- EXTENDED THREE BEDROOM PROPERTY
- MODERN SPACIOUS KITCHEN AND DINING ROOM
- REFITTED BATHROOM
- DOUBLE GLAZED WINDOWS
- POPULAR LOCATION
- DOWNSTAIRS CLOAKROOM
- GAS TO RADIATOR HEATING
- PERSONAL DRIVEWAY

83 Eastern Avenue South, Northampton NN2 7QD

This charming three-bedroom house located on Eastern Avenue South in the sought-after area of Kingsthorpe, Northampton.

This delightful property has a spacious layout, offering ample space for comfortable living. The house features a modern and stylishly refitted kitchen, perfect for whipping up delicious meals and entertaining guests.

One of the highlights of this lovely home is the convenience of a downstairs cloakroom, adding a touch of practicality to everyday living. The refitted bathroom with a separate shower cubicle provides a luxurious touch, ideal for unwinding after a long day.

Additionally, the property comes with the added benefit of off-road parking, ensuring you never have to worry about finding a space for your vehicle.

Don't miss out on the opportunity to make this house your home and enjoy the wonderful lifestyle it has to offer in this desirable location. Contact us today to arrange a viewing and take the first step towards owning this fantastic property in Northampton.



Council Tax Band: B



HALLWAY

Double glazed door to hallway, laminate flooring, radiator, door to lounge, double glazed window to front, stairs leading to first floor landing, door to cloakroom.

CLOAKROOM

Double glazed window to front, wall mounted hand basin tarred around, Low level WC.

KITCHEN DINING ROOM

Door leading to kitchen and dining room, spacious refitted kitchen comprising of: double glazed door to side, double glazed door to rear. Arrange of iron based units to work surfaces over, double radiator, laminate flooring, space for washing machine and dish washer, built in oven with electric hob, sink with drainer and taps, space for table, double glazed window to side.

LOUNGE

Double glazed double doors leading to rear garden, fire place, double glazed window to front,

UPSTAIRS

First floor landing, loft hatch, doors leading to all rooms,

BEDROOM ONE

Double glazed window to rear. built in cupboard for storage, radiator.

BEDROOM TWO

Double glazed window to rear, radiator.

BEDROOM THREE

Double glazed window to front, radiator.

BATHROOM

Low level WC, bath with shower attachment, single glass shower cubicle with wall mount shower, heated towel rail, tiled fully around, obscure double window

FRONT GARDEN

Off road parking for two cars.