

Directions

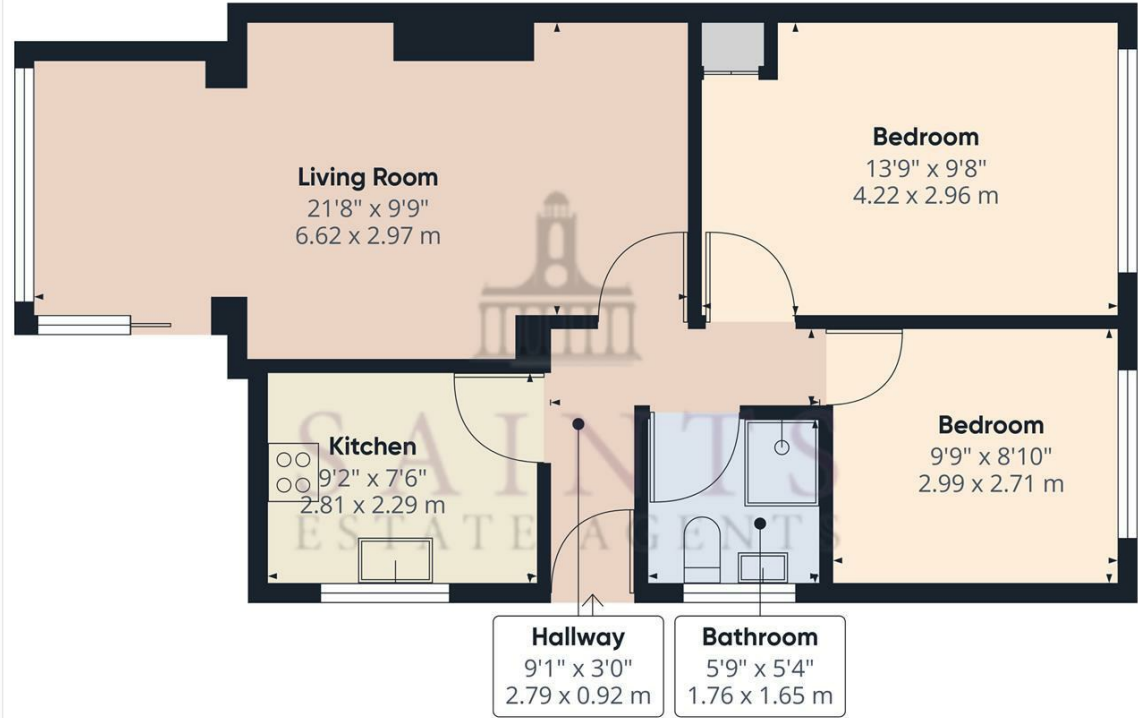
Viewings

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

EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Approximate total area⁽¹⁾
587.17 ft²
54.55 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



17 The Avenue, Welford Road, Northampton, NN2 8PR

Offers over £240,000

- Recently Refurbished Two Bedroom
- Quiet Cul-De-Sac
- Scope for Extensions
- Modern Fitted Shower Room Tiled Fully Around
- Extended Semi Detached Bungalow
- Corner Plot
- Modern Fitted IKEA Kitchen

17 The Avenue, Welford Road, Northampton NN2 8PR

Nestled in the charming area of The Avenue on Welford Road in Northampton, this delightful two-bedroom semi-detached bungalow on a corner plot is a true gem waiting to be discovered.

As you step inside, you are greeted by a cosy reception room, perfect for relaxing after a long day. The property boasts a newly fitted kitchen complete with a built-in oven, adding a touch of modernity to the classic 1953 build. The kitchen is beautifully tiled above, complementing the low-level WC for added convenience.

With 700 sq ft of living space, this bungalow offers a comfortable and homely feel throughout. The two bedrooms provide ample space for a small family or guests, ensuring everyone has their own sanctuary to retreat to.

One of the highlights of this property is the spacious rear garden, ideal for hosting summer gatherings or simply enjoying a peaceful morning with a cup of tea. The garden leads to a garage and access road, providing practicality and convenience for your everyday needs.

Having been modernised, this bungalow seamlessly blends traditional charm with contemporary comforts, offering a unique living experience for its new owners. Don't miss the opportunity to make this lovely property your new home sweet home in Northampton.

 2

 1

 1

 C

Council Tax Band: B



Kitchen

Double glazed window to side, stainless steel sink, mixer taps, built in oven, space and plumbing for washing machine, IKEA workspaces, tiled above, extractor fan, swivel cupboards, built in dishwasher, electric hob, space for fridge freezer, under lighting.

Shower Room

Electric shower wall mounted, handbasin, heated towel rail, obscured double glazed window to side, low level WC, tiled fully around, spotlights to ceilings.

Bedroom 1

Built in cupboards, space for wardrobe, double glazed window to front, radiator.

Bedroom 2

Double radiator, double glazed window to front, space for wardrobe.

Lounge/Dining Room

Laminate, feature fireplace with heat with surround, double glazed window to rear. double glazed sliding doors to rear, double radiator.

Front Garden

Hardstanding, gated access to rear garden.

Rear Garden

Part patio area, bricked up to laid to lawn, scope for extensions, gated access to front, outside tap, totally private, gated access leading to garage.

Garage

Metal up and over door, access from side road.