


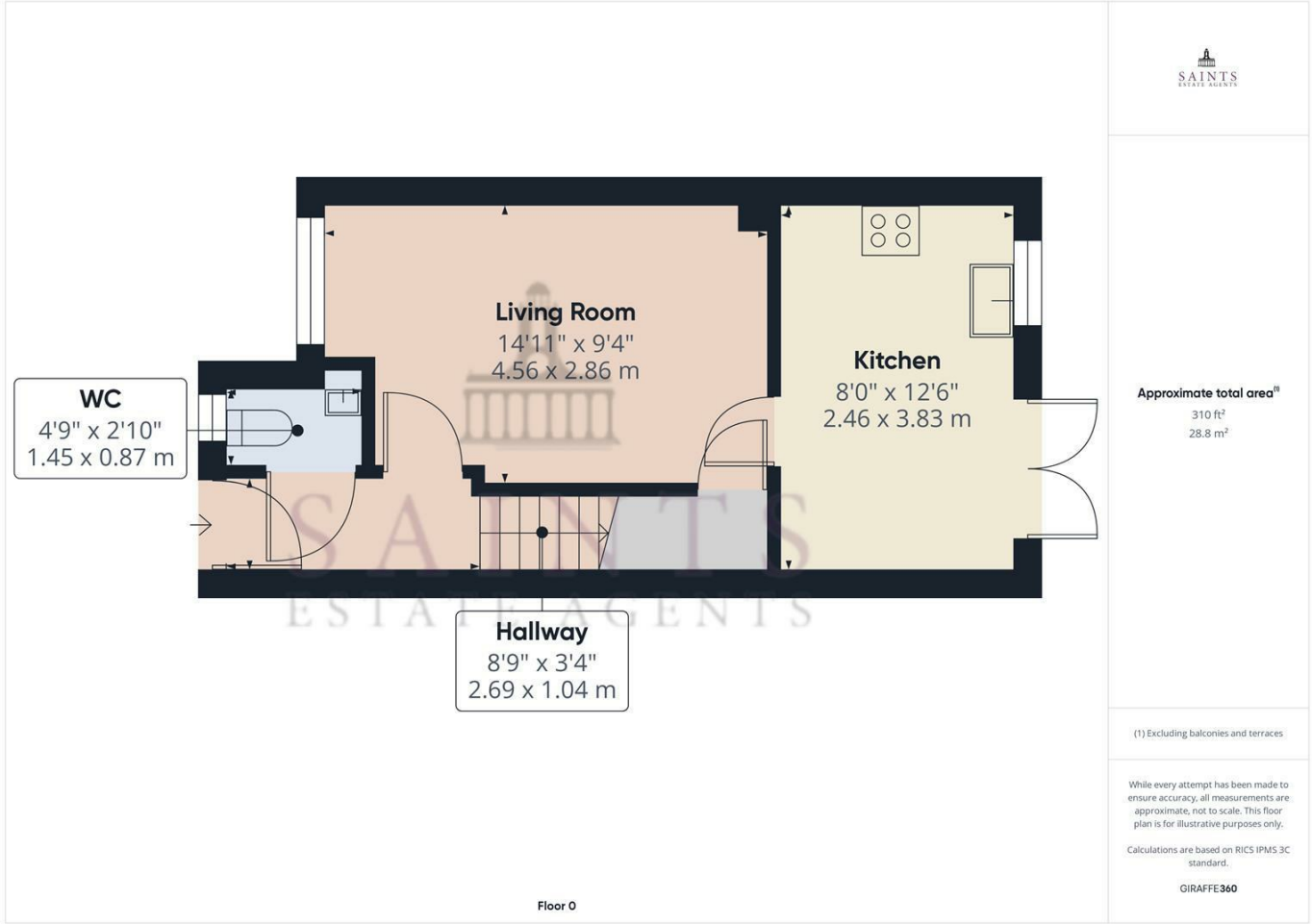
Directions

Viewings

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

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	



31 Academy Drive, Northampton, NN2 7AY

£249,000

- Private Rear Access
- Low Level WC
- Two Double Bedrooms
- Boarded Loft
- MUST BE VIEWED!!!
- Allocated Parking
- Carpeted Throughout
- Modernised Kitchen
- Loads Of Storage

31 Academy Drive, Northampton NN2 7AY

This charming 2-bedroom, 2-bathroom home offers modern living with a thoughtful layout, making it perfect for professionals, couples, or small families. Situated in a desirable location, the property boasts private rear access, ensuring added convenience and security.

Upon entering, you are greeted by a spacious and contemporary kitchen, fitted with high-end appliances, sleek cabinetry, and ample counter space—ideal for cooking enthusiasts. A downstairs toilet adds to the practicality of the ground floor, making it convenient for guests and daily use.

The home is carpeted throughout, providing warmth and comfort in every room. The two well-proportioned bedrooms offer generous space, ideal for relaxation or setting up a home office. The two bathrooms include a stylish en-suite to the master bedroom and a modern family bathroom, both finished to a high standard.

Additional features include a boarded loft, offering excellent storage potential, and allocated parking, ensuring hassle-free vehicle accommodation. With its private rear access, contemporary design, and practical layout, this home is a perfect blend of style and functionality.

 2

 2

 1



Council Tax Band: D



Hallway
Low level WC, wooden flooring, stairs leading to first floor landing, doors to low level wc and living room, radiator.

Living Room
Carpeted, double glazed window to front, storage cupboard, door leading to kitchen.

Kitchen
Double glazed window to rear, double glazed door to rear, door leads to the rear garden, modern kitchen, sink with mixer taps, hard top work surfaces, built in oven and fridge freezer.

Rear Garden
Rear access to the side, concrete slabs.

First Floor Landing
Doors to all rooms, loft hatch, boarded loft, carpeted.

Bedroom 1
Double glazed window to front, carpeted, radiator, storage cupboard.

Bedroom 2
Double glazed window to rear, carpeted, radiator.

Family Bathroom
Bath with shower and mixer taps, sink with mixer taps, tiled flooring, radiator.