



**Connells**

Chaucer Street  
Northampton



### Property Description

Connells are delighted to present this incredible two bedroom home to the market. Situated in the popular Poet's Corner area of Northampton, this home would be ideal for a first time buyer or investor seeking to expand their portfolio.

The property benefits from being recently redeveloped and features high ceilings and many original feature throughout. On the ground floor you will find a beautiful living room with log burner, leading through to a dining area. The modern kitchen benefits from a range of cupboards, integrated oven and a large American style fridge/freezer with ice maker! This leads through to a downstairs toilet and access to the garden.

To the first floor of the property are the two bedrooms, both double in size. There is a family bathroom which features a separate bath and shower cubicle and is spacious in size. There is additional storage space in the cupboard on the landing and access to the loft via a hatch.

Externally, the rear garden boasts an enviable patio area for those summer BBQs and a decent sized lawned area. To the front of the property is ample on street parking.

This property is bound to be at the top of any buyer's shortlist so please call today to arrange your viewing!

### Entrance Hall

Enter via door to the front aspect. Carpet flooring. Wall mounted radiator.

### Cloakroom

Wash hand basin and low level WC. Tiling to splashback areas. Wall mounted radiator.

### Lounge

11' 1" x 11' 3" ( 3.38m x 3.43m )

Window to the front aspect. Wood burner fire. Television point. Wall mounted radiator. Carpet flooring.

### Dining Room

11' 5" x 11' 4" ( 3.48m x 3.45m )

Window to the rear aspect. Wall mounted radiator. Carpet flooring.

### Kitchen

8' 5" x 11' 9" ( 2.57m x 3.58m )

Wall and base units. Worksurfaces. Sink and drainer unit. Tiling to splashback areas. Integrated washing machine and dishwasher. Electric oven, hob and hood over. Space for fridge-freezer. Tiled flooring. Window to the side aspect.

## Landing

Stairs rise up form entrance hall. Storage cupboard.

## Bedroom One

14' 4" x 11' 4" ( 4.37m x 3.45m )

Window to the front aspect. Television point. Built in wardrobes. Carpet flooring. Wall mounted radiator.

## Bedroom Two

8' 10" x 11' 4" ( 2.69m x 3.45m )

Double glazed door to the rear aspect. Built in wardrobes. Television point. Wall mounted radiator. Carpet flooring.

## Bathroom

Suite comprising bath, shower cubicle, wash hand basin and low level WC. Extractor fan. Window to the rear aspect.

## Outside

## Rear Garden

Laid to lawn. Paton seating area. Tap. Shed.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: F**

Tenure: Freehold

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