



**Connells**

Kenmuir Crescent  
Northampton





## Property Description

A lovely property which the accommodation comprising lounge, kitchen, bathroom and to the first floor there are two bedrooms.

The property would be ideal for a First Time Buyer or Investor and is ideally situated within close proximity to a multitude of local amenities, and easy access to local bus routes and the Northampton train station!

## Entrance Hall

Entered via double glazed door to front elevation, radiator, stairs rising to first floor, door to:-

## Lounge

4' x 13' 3" max ( 1.22m x 4.04m max )

Double glazed window to front elevation with radiator below, spot lights to ceiling, under stairs storage cupboard.

## Kitchen

9' 2" x 8' 3" ( 2.79m x 2.51m )

Double glazed window to side elevation, fitted kitchen comprising a range of wall and base units with work surface over, stainless steel sink and drainer with mixer tap over, tiled splash back, electric oven, gas hob, space and plumbing for washing machine, space for fridge/freezer, central heating boiler. Door to rear garden and door to:-

## Bathroom

Shower cubicle, wc, wash hand basin, radiator.

## First Floor Landing

Access to loft, doors to:-

### Bedroom One

13' 5" excluding recess x 11' 10" excluding recess ( 4.09m excluding recess x 3.61m excluding recess )

Double glazed window to front elevation, radiator, built in storage cupboard.

### Bedroom Two

10' 2" x 8' 4" ( 3.10m x 2.54m )

Double glazed window to rear elevation, radiator.

## Outside

### Front

Wall and hedge front, steps to front door and off road parking leading to a garage.

### Garage

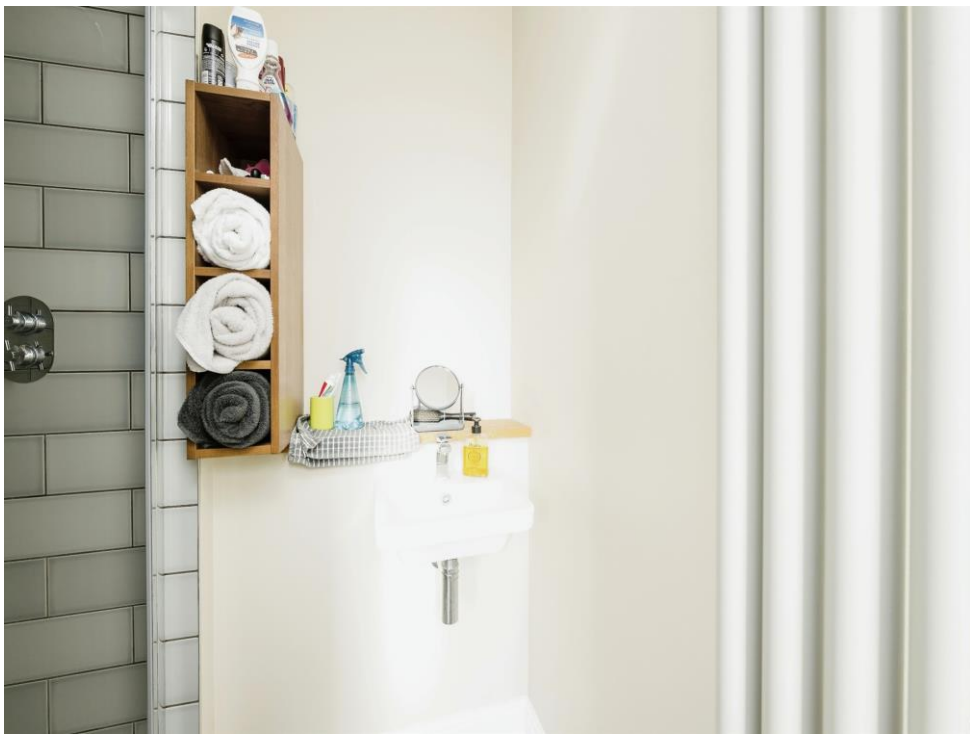
With up and over door.

### Rear Garden

Fence enclosed garden laid mainly to lawn.



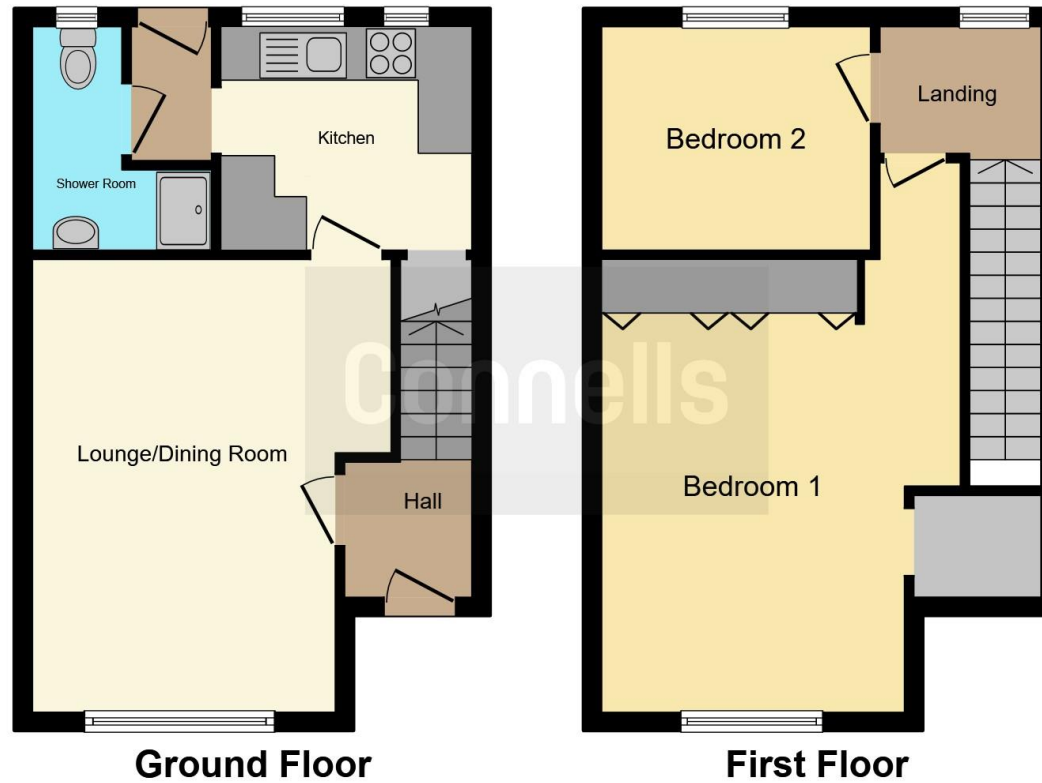












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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