

Property details approval form

139 Colwyn Road, Northampton, Northamptonshire, England, NN1 3PU

Date: 25 July 2024

Property Ref and Version: NHT413016 - 0007

Connells

Got it Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£300,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > Four well-proportioned bedrooms
- > En-suite shower rooms to all bedrooms
- > Cellar for additional storage or potential conversion
- > Refitted boiler for enhanced energy efficiency
- > Prime town centre location, garden opens to Racecourse Park
- > Ex HMO license
- > NO ONWARD CHAIN
- > Property has valid gas safety certificate

○ Short Description

This property is located within close proximity to the town centre and Racecourse Park, offering easy access to shops, restaurants, amenities, and green spaces.

○ Long Description

This fantastic Four bedroom property, perfectly located within walking distance of the bustling town centre and the popular Racecourse Park, is an incredible investment opportunity.

****Key Features:****

Spacious Accommodation: Enjoy a comfortable layout with a kitchen diner, reception room, stairs to the cellar, and a bedroom/second reception room with a shower on the ground floor. Upstairs, three further bedrooms each boast their own en-suite shower room. **En-suite Luxury:** Every bedroom has its own en-suite shower room, providing a luxurious and convenient experience for all residents. **Potential for Growth:** With a large rear garden split into two halves and backing onto the Racecourse Park, this property offers ample space for potential expansion or additional development. **Refurbished and Ready:** Benefit from a recently refitted boiler, ensuring worry-free living.

* ****NO CHAIN:**** Move in swiftly and hassle-free with NO ONWARD CHAIN.

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This property is located within close proximity to the town centre and Racecourse Park, offering easy access to shops, restaurants, amenities, and green spaces.

Don't miss this rare opportunity! Contact us today to arrange a viewing and explore the full potential of this fantastic property.

○ Directions

○ Agents Note

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○ Room Description

Entrance Hall

Enter via double glazed door to the rear aspect.

Lounge

11' x 14' 2" max (3.35m x 4.32m max)

Double glazed bay window to the front aspect. Wall mounted radiator.

Kitchen / Diner

10' 4" x 11' 1" (3.15m x 3.38m)

Wall and base units. Worksurfaces. Sink and drainer unit. Gas oven with hood over. Wall mounted radiator.

Utility Room

3' 6" x 11' (1.07m x 3.35m)

Base units Combi boiler. Space for white goods. Entrance via double glazed door to the front aspect.

Bedroom One

14' 6" max x 16' 2" max (4.42m max x 4.93m max)

Double glazed bay window and double glazed window to the rear aspect. Wall mounted radiator.

En Suite

Shower cubicle, wash hand basin and low level WC.

Bedroom Two

11' x 10' 8" (3.35m x 3.25m)

Double glazed bay window the front aspect. Wall mounted radiator.

En Suite

Shower cubical and low level WC.

Bedroom Three

11' 7" max x 13' 10" max (3.53m max x 4.22m max)

Double glazed bay window to the rear aspect.

En Suite

Shower cubicle, wash hand basin and low level WC.

Bedroom Four

10' 4" max x 11' 1" max (3.15m max x 3.38m max)

Double glazed window to the front aspect. Wall mounted radiator.

En Suite

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○ Room Description

Shower cubicle, Low level WC.

Outside

Rear Garden

Concrete area. Gravel area. Enclosed by fence. Enter via iron gate from the racecourse.

Parking

On street parking.

Agents Note

Total floor area 112 square meters Approx.

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○ Property Images



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○ Property Images

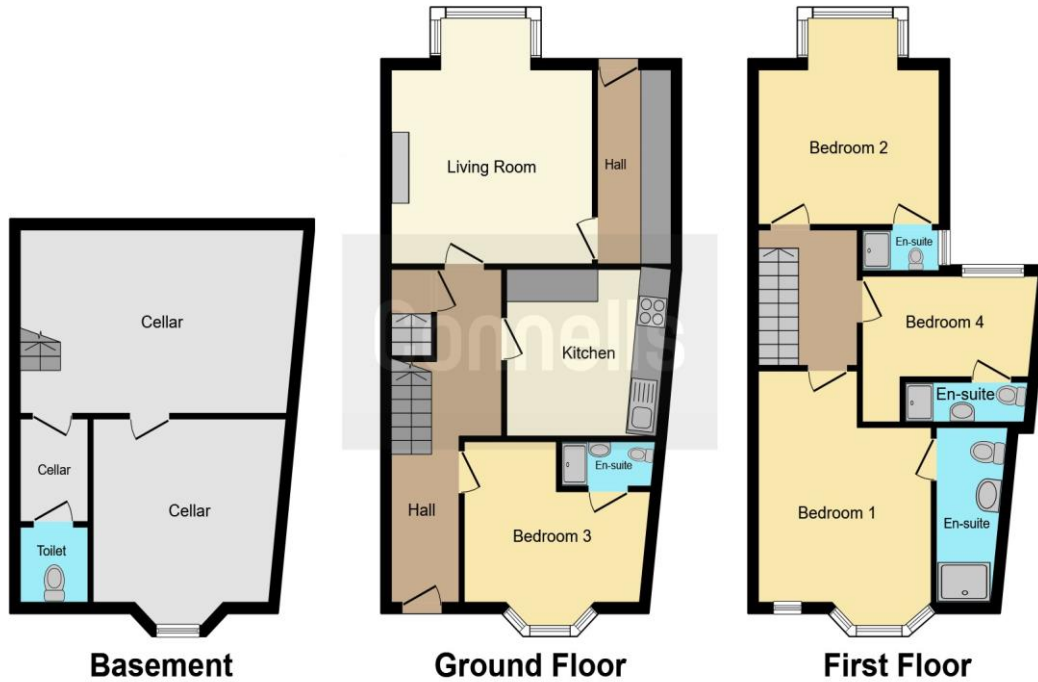
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○ Floor Plan



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

○ Approval

Signature

Date

	Signature	Date
Lee Steele		
Mr A. Bhatti		