



**Connells**

Charnwood Avenue  
Northampton





### Property Description

Briefly, accommodation comprises entrance hall, living room, kitchen, two bedrooms, bathroom and a conservatory.

Outside, there is a driveway providing off street parking and gardens to the front and rear.

Offered for sale with no onward chain.

### Entrance Porch

Enter via double glazed door to the front aspect.

### Entrance Hall

Access to loft space. Doors leading to all.

### Living Room

13' 3" into bay x 10' 3" max ( 4.04m into bay x 3.12m max )

Double glazed window to the front aspect. Electric storage heater.

### Kitchen

9' 5" x 7' 3" ( 2.87m x 2.21m )

Wall and bas units. Worksurfaces. Sink and drainer unit with mixer taps. Space and plumbing for washing machine. Space for cooker. Double glazed window and door to the rear aspect.

### Bedroom One

12' 9" x 10' 4" ( 3.89m x 3.15m )

Double glazed window to the rear aspect. Fitted bed frame.

### Bedroom Two

9' 6" x 7' 6" ( 2.90m x 2.29m )

Double glazed window to the front aspect. Electric storage heater.

### Bathroom

Double shower cubicle, wash hand basin and low level WC. Tiled walls. Double glazed window to the side aspect.

### Conservatory

11' 4" x 7' 7" ( 3.45m x 2.31m )

Double glazed windows and doors to surround.

### Front Garden

Driveway providing parking for three vehicles.



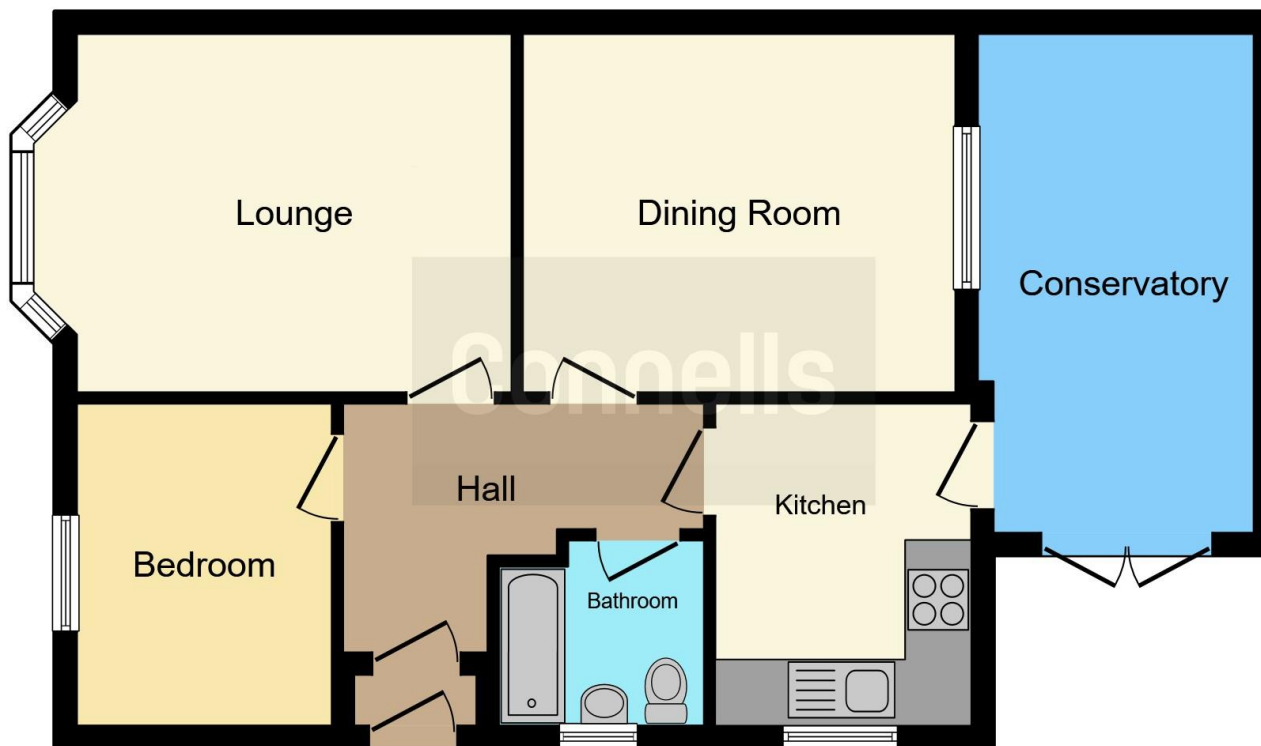












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**T 01604 638 281**  
**E [northampton@connells.co.uk](mailto:northampton@connells.co.uk)**

6 Wood Hill  
NORTHAMPTON NN1 2DA

**EPC Rating: E**

Tenure: Freehold

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