



Connells

Brook Street
Northampton



Property Description

A well-presented home in a popular area within Northampton, benefiting from two good size bedrooms, large lounge, dining room and cellar. The property is in a prime location for an investment purchase and due to its close proximity to schools and transport links, it would make a fantastic family purchase too. The ground floor accommodation comprises of; entrance hallway, lounge, dining room and kitchen. Upstairs, there's two double bedrooms and access to the attic. Externally, the property offers an enclosed rear garden and rear access. There is plenty of on-street parking to the front. The property also benefits from a cellar well suited for storage.

Entrance Hall

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

Lounge

10' 3" x 11' 1" (3.12m x 3.38m)

Double glazed window to the front aspect. Open fireplace. Wall mounted radiator. TV point.

Dining Room

10' 2" x 11' 4" (3.10m x 3.45m)

Double glazed window to the rear aspect. Wall mounted radiator. TV point.

Kitchen

11' x 7' 9" (3.35m x 2.36m)

Wall and base units. Sink and drainer unit. Gas hob with hood over. Space for white goods. Wall mounted radiator. Double glazed window to the side aspect.

Bedroom One

10' x 14' 2" (3.05m x 4.32m)

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

Bedroom Two

8' 9" x 11' 8" (2.67m x 3.56m)

Double glazed window to the rear aspect. Wall mounted radiator. Open fire.

Bathroom

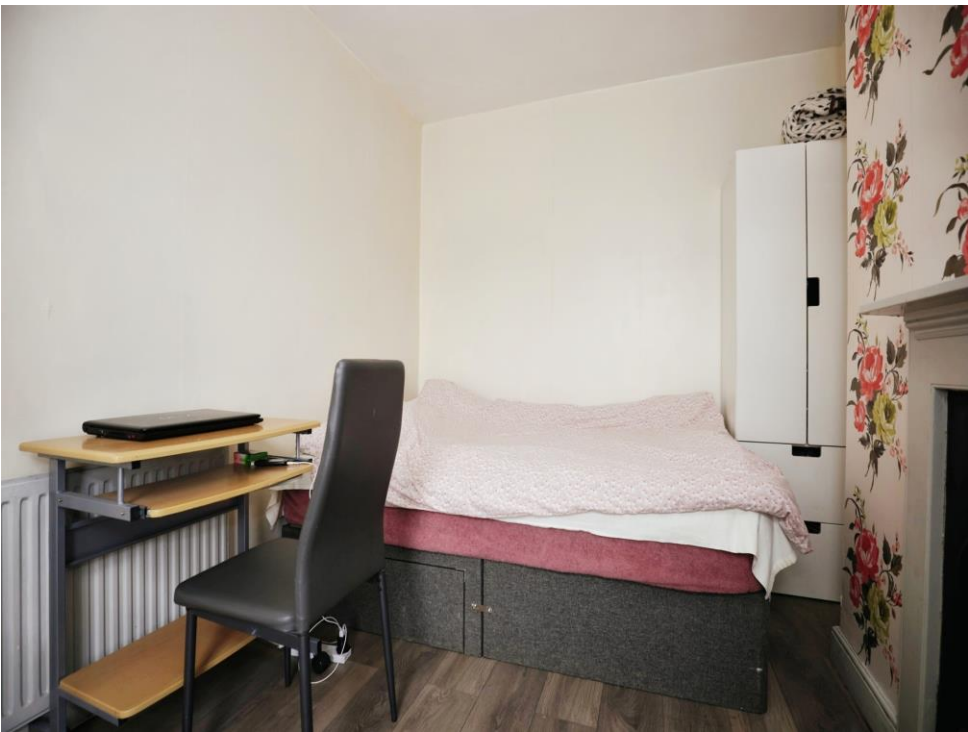
Bath, wash hand basin and low level WC. Wall mounted radiator. Combi boiler. Window to the rear aspect.

Cellar

14' 4" x 10' 3" (4.37m x 3.12m)

Gas meter and fuse board.









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

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EPC Rating: D

Tenure: Freehold

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