



**Connells**

Henry Bird Court  
Northampton





### Property Description

Offered to the market with no onward chain is this modern town house on a superb development in an excellent residential location close to Northampton Town centre, Train Station & Northampton University. The accommodation comprises of entrance hall, wc, bedroom and integral garage to the ground floor. The first floor comprises of kitchen/breakfast room with Juliette balcony and a open plan living/dining room. The second floor comprises of bathroom, master bedroom with en suite shower room and two further bedrooms.

### Entrance Hall

Enter via double glazed door to the front aspect. Wall mounted radiator. Storage cupboard and fuse board.

### Cloakroom

Double glazed window to the rear aspect. wash hand basin and low level WC. Wall mounted radiator.

### Study / Bedroom Four

11' 10" max x 6' 8" ( 3.61m max x 2.03m )

Double glazed window to the rear aspect. Wall mounted radiator. Alarm key pad.

### Lounge

18' 6" max x 18' 3" max ( 5.64m max x 5.56m max )

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

## First Floor

### Kitchen

7' 6" x 18' 5" ( 2.29m x 5.61m )

Wall and base units. Worksurfaces. Sink and drainer unit. Gas hob with hood over. Space for white goods. Wall mounted radiator. Combi boiler. Double glazed window and Juliette balcony to the front aspect.

### Bedroom Two

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

Double glazed window to the front aspect. Wall mounted radiator. Access to loft space.

### Bedroom Three

7' 9" x 8' 8" ( 2.36m x 2.64m )

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

## Second Floor

### Bedroom One

11' 10" x 12' 1" ( 3.61m x 3.68m )

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

### En Suite

Shower cubicle, wash hand basin and low level WC. Wall mounted radiators.

### Bathroom

Bath, wash hand basin and low level WC. Wall mounted radiator. Double glazed window to the rear aspect.

## Outside

### Parking

Drive for one vehicle.

### Garage

11' 5" x 16' 10" ( 3.48m x 5.13m )

Up and over door.

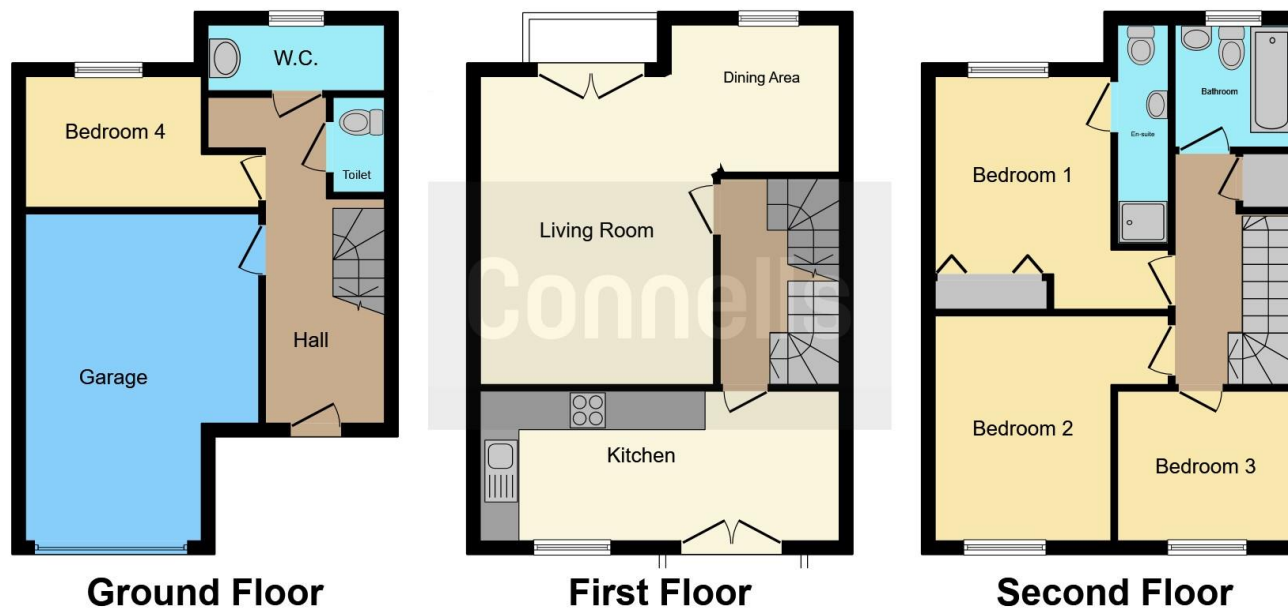












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: C**

Tenure: Freehold

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