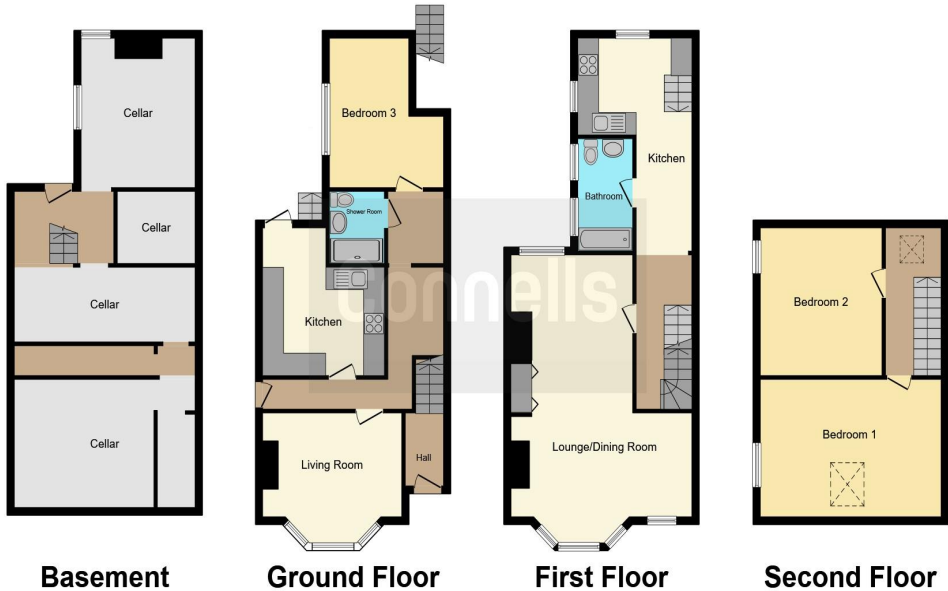




Connells

Semilong Road
Northampton



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



Property Description

TWO APARTMENTS IN PRIME LOCATION The first apartment is a spacious duplex, occupying the first and second floors. It boasts a generous-sized lounge/diner, a well-appointed kitchen, a modern shower room, and two double bedrooms. The second apartment is conveniently located on the ground floor and comprises a comfortable lounge, a stylish kitchen, a bedroom, and a contemporary shower room.

Adding to the property's appeal is the large, versatile cellar, equipped with plumbing, electric, and separate access. Subject to Planning Permission, this space presents the exciting potential to be converted into a two-bedroom apartment, further enhancing your investment's value.

For added convenience, the property includes a double garage with an electric door, ensuring ample parking and storage space. The rear court yard garden offers a tranquil outdoor retreat, perfect for relaxation or entertaining.

Intriguingly, the ground floor apartment is currently rented out, allowing you to generate a return on your investment from day one.

Entrance Hall

Enter via double glazed door to the front aspect.

Ground Floor Flat 1

Lounge

12' 10" x 11' 3" (3.91m x 3.43m)
Double glazed bay window to the front aspect. Two wall mounted radiators.

Kitchen

Wall and base units. Sink and drainer unit. Space for white goods. Wall mounted radiator. Gas hob with hood over.

Bedroom Three

13' 5" x 8' 5" (4.09m x 2.57m)
Double glazed window to the side aspect. Wall mounted radiator.

Bathroom

Shower cubicle, wash hand basin and low level WC.

First Floor Flat 2

Lounge

24' 8" x 16' 8" (7.52m x 5.08m)
Double glazed bay window to the front aspect. Two wall mounted radiators.

Kitchen

Wall and base units worksurfaces. Sink and drainer unit. Gas hob with hood over. Space

for white goods. Wall mounted radiator.

Bathroom

Shower cubicle, wash hand basin and low level WC. Two double glazed windows to the side aspect.

Second Floor

Bedroom One

16' 8" x 11' 5" (5.08m x 3.48m)

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

Bedroom Two

12' 10" x 10' 11" (3.91m x 3.33m)

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

Cellar

1' 5" x 10' 9" (0.43m x 3.28m)

Cellar

7' 4" x 6' 4" (2.24m x 1.93m)

Cellar

17' 10" x 6' 7" (5.44m x 2.01m)

Cellar

17' 10" x 11' 3" (5.44m x 3.43m)

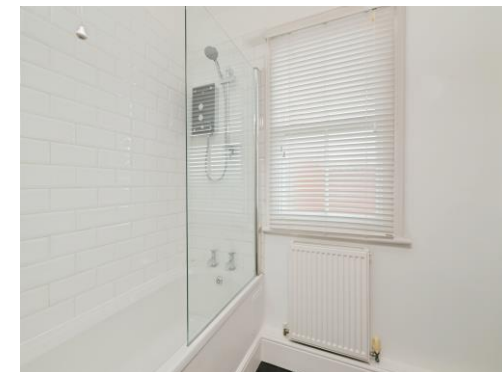
Outside

Rear Garden

Patio. Bushes. Side access. Enclosed by wall.

Double Garage

Electric roller door.









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T 01604 638 281
E northampton@connells.co.uk

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 NORTHAMPTON NN1 2DA

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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