



Connells

Clarence Avenue
Kingsthorpe NORTHAMPTON



Property Description

An ideal ****INVESTMENT OPPORTUNITY****
or ****FIRST TIME BUYER OPPORTUNITY****

This two bedroom end of terrace ground floor flat benefits from a good sized lounge, bathroom, kitchen, lean to/conservatory and an enclosed rear garden.

Kingsthorpe Village has grown and is now a suburb to the northwest of Northampton town centre with the old village just off Welford Road and Mill Lane.

Kingsthorpe offers a shopping centre with two large supermarkets, a pharmacy, coffee shop and a pet store. Further along Harborough Road there are more local shops, takeaways and a bank.

As you head out of Kingsthorpe along the Harborough Road/A508 towards the end of Kingsthorpe you will find the Whitehills area where there is Whitehills primary school nearby and further local shops, post office, Whitehills public house and takeaways. Off Boughton Green Road towards Moulton you'll pass Kingsthorpe College secondary school.

Just on the outskirts of Kingsthorpe is a new development of Buckton Fields and on passing this you will find the Windhover public house and nearby you can access the Brampton Valley Way which is a great area for dog walking, hiking and cycling.

Kingsthorpe is situated in a great position and offers good access to main roads including

the A14 and M1 motorways. Nearby in Northampton is the mainline train service to London Euston and Birmingham New Street, transportation links from this very popular area are well catered for.

Shared Entrance Hall

Entered via door to front elevation, door to:-

Lounge

15' 8" x 11' 8" (4.78m x 3.56m)

Double glazed bay window to front elevation, two radiators, coving to ceiling, window to bedroom two, cloaks storage cupboard, door to:-

Inner Hall

Doors to:-

Bedroom One

13' 1" x 8' 3" (3.99m x 2.51m)

Double glazed window to rear elevation (into lean to).

Bathroom

Obscure double glazed window to side elevation, panelled bath with shower and screen over, low level WC, pedestal wash hand basin.

Bedroom Two

7' 2" x 6' 8" (2.18m x 2.03m)

Double glazed window to side elevation, radiator.

Kitchen

9' 6" x 6' 4" (2.90m x 1.93m)

Double glazed window to side, fitted with a range of floor and wall mounted units with work surface over, stainless steel sink and drainer with mixer tap over, integrated electric hob and oven with extractor over, space for fridge/freezer, tiled splash backs, vertical radiator, door to:-

Lean To/ Conservatory

13' 1" x 8' 1" max (3.99m x 2.46m max)

Power and light, door and window to rear elevation.

Outside Front

Walled front with steps to front door.

Rear Garden

Wall and fence enclosed, laid mainly to paving.









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: C

Tenure: Freehold

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