



**Connells**

Fremaux Terrace  
Northampton



# Fremaux Terrace Northampton NN2 6RE

for sale offers in excess of  
**£280,000**



## Property Description

Ideally located in the heart of KINGSTHORPE VILLAGE is this spacious three bedroom mid-terrace property which is in NEED OF MODERNISATION and offered to the market with NO UPWARD CHAIN.

The property is set over three floors and offers in brief an entrance hall, living room with bay window, spacious dining/ family room with French doors to the rear elevation, inner hallway and a kitchen/breakfast room. To the first floor there are two double bedrooms and a family bathroom with five piece suite. To the second floor there is a third double bedroom. Outside there is a small front garden and to the rear a mature garden with patio area.

Call us on 01604 716655 to register your interest, as viewing is highly advised to fully appreciate the opportunity this property provides.

## Entrance Hall

Door to the front elevation. Feature picture rail and further doors leading off to the living room and dining/family room.

## Living Room

11' 11" into bay x 11' max ( 3.63m into bay x 3.35m max )

Bay window to the front elevation and feature picture rail.

## Dining/ Family Room

14' 10" x 12' 5" max ( 4.52m x 3.78m max )

UPVC double glazed French doors to the rear elevation. Fireplace with electric fire fitted and connecting door leading to the inner hallway.

## Inner Hallway

Under stairs storage with UPVC double glazed window to the side elevation. Connecting door to the kitchen/breakfast room and stairs rising to the first floor landing.

## Kitchen/ Breakfast Room

17' 4" x 8' max ( 5.28m x 2.44m max )

Fitted kitchen with a range of wall and base level units. Stainless steel one and a half bowl sink and drainer with mixer tap over, set into work surfaces and tiled to splash back areas. Space for free standing cooker and fridge/freezer. Plumbing for washing machine and slim line dishwasher. UPVC double glazed windows to the rear and side elevations, and UPVC double glazed door to the side elevation provides access to the patio area and rear garden.

## First Floor Landing

Stairs rise from the inner hallway. UPVC double glazed window to the side elevation, and doors leading off to two double bedrooms and the family bathroom.

## Master Bedroom

14' 9" max x 12' ( 4.50m max x 3.66m )

Double size room with window to the front elevation.

## Bedroom Two

12' 6" max x 11' 5" ( 3.81m max x 3.48m )

Double size room with UPVC double glazed window to the rear elevation. Picture rail and feature cast iron fireplace.

## Family Bathroom

Five piece suite comprising panelled bath, separate shower cubicle, low level flush w.c, bidet, pedestal wash hand basin and tiling to splash back areas. Electric heated towel rail and UPVC opaque double glazed window to the rear elevation.

## Second Floor Landing

Stairs rise from the first floor landing. UPVC double glazed window to the side elevation, storage area, hot water cylinder and connecting door to bedroom three.

## Bedroom Three

13' 9" x 14' 1" into bay window ( 4.19m x 4.29m into bay window )

Double size room with restricted head height with UPVC double glazed bay window to the rear elevation and further window to the front elevation.

## Outside

## Front Garden

Paved area and pathway leading to the front door.

## Rear Garden

Patio area with steps rising to a lawned area with mature trees.

## Location

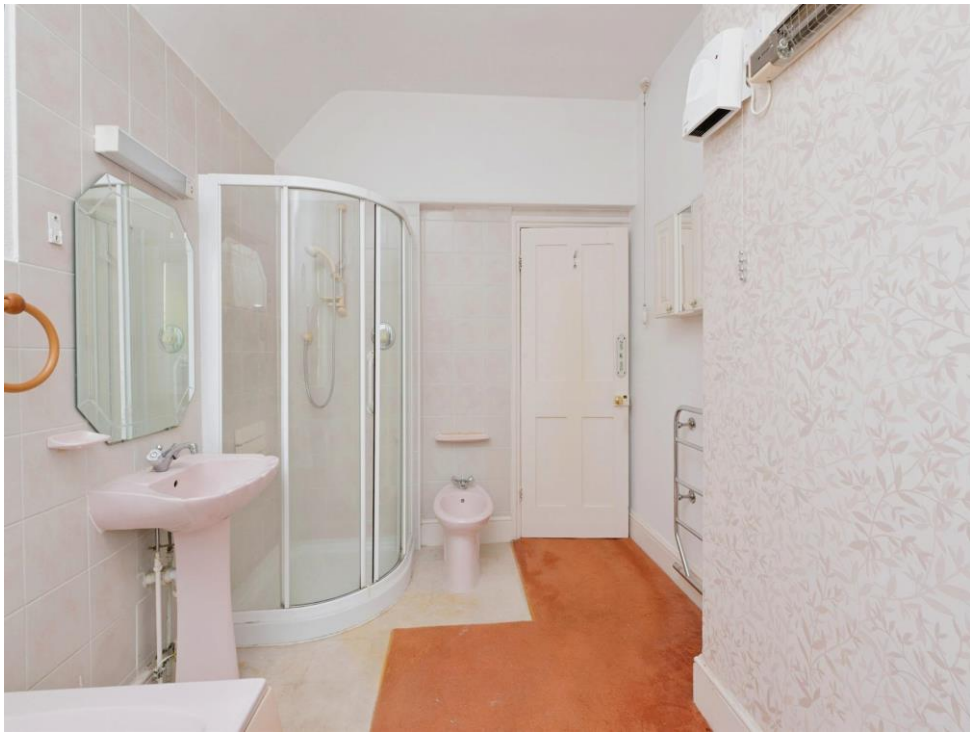
Kingsthorpe is a suburb to the North-West of the major town of Northampton with the River Nene flowing through the area to the West. The suburb facilities are centred around the main A508 and A5199 roads between Northampton town centre, Market Harborough and Leicester respectively. Local amenities include two big chain supermarkets, restaurants, public houses, take away's, newsagents, estate agents, travel agents and pharmacies. Local schooling includes Whitehills Primary and Nursery, Sunnyside Primary and Pre-school, All Saints CEVA Primary, Kingsthorpe Village Primary, Kingsthorpe Grove Primary, Green Oaks Primary, The Good Shepherd Catholic Primary and Northgate School Arts College. Higher education is provided by Kingsthorpe College off Boughton Green Road. There is also Acre Lane Recreation Ground and The Pastures Community Centre. Kingsthorpe is near to many walks including Harlestone Firs and Brampton Valley Way.

## Council Tax Band

D













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)

To view this property please contact Connells on

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**EPC Rating: G**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/KTP407379](http://connells.co.uk/Property/KTP407379)



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