

Property details approval form

26 Norton Road, Northampton, Northamptonshire, England, NN2 7TN

Date: 16 October 2025

Property Ref and Version: KTP407504 - 0013

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in excess of £210,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > NO ONWARD CHAIN
- > WELL PRESENTED
- > TWO BEDROOMS
- > FREESTANDING ROLL TOP BATH
- > WELL MAINTAINED REAR GARDEN
- > CELLAR
- > COUNCIL TAX BAND A

○ Short Description

Connells are delighted to offer to the market this very well presented two-bedroom terrace home, in the popular area of Kingsthorpe. Close to local amenities, offering an ideal purchase for first time buyers or potential investment.

Viewing is highly advised to fully appreciate.

○ Long Description

Connells are delighted to offer to the market this very well presented two-bedroom terrace home set in the popular area of Kingsthorpe, within close proximity to local amenities, and offering an ideal purchase for first time buyers or potential investment.

The property in brief comprises entrance hall leading to the living / dining area and stairs lead to the first-floor landing. The living room offers a cosy feel and leads to the dining room. The kitchen has a range of modern cabinets with work surfaces incorporating a stainless-steel sink and includes electric hob with extractor fan over and electric oven, space and plumbing for washing machine and dishwasher. There is a door to the cellar offering additional storage/space and UPVC door to the rear garden.

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To the first floor there are two double bedrooms, with wardrobe space in bedroom one, bedroom two can also serve as a work from home office. There is an additional storage cupboard on the first-floor landing. Outside to the rear of the house is mainly laid to lawn plus enclosed brick walls and timber fencing.

Viewing is highly advised to fully appreciate.

○ Directions

○ Agents Note

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○ Room Description

Entrance Hall

Front door to the front elevation. Wall mounted radiator and stairs rise to the first floor landing.

Living Room

10' 10" x 10' 1" (3.30m x 3.07m)

UPVC double glazed window to the front elevation. Wall mounted radiator and open to the dining room.

Dining Room

11' 9" x 11' 4" (3.58m x 3.45m)

UPVC double glazed window to the rear elevation. Wall mounted radiator and open to the lounge. Door leading to the kitchen.

Kitchen

11' 8" x 7' 10" (3.56m x 2.39m)

Fitted kitchen with a range of wall and base level units. Stainless steel one and a half bowl sink drainer set into work surfaces with tiling to splash back areas. Electric oven and hob. Plumbing for washing machine and dishwasher. Central heating boiler. Double glazed window to the side elevation and double glazed door to the rear elevation leading out to the rear garden. Doors to the dining room and cellar.

First Floor Landing

Stairs rise from the entrance hall. Storage cupboard and doors leads off to two bedrooms and the bathroom.

Bedroom One

14' 3" x 10' 1" max (4.34m x 3.07m max)

UPVC double glazed window to the front elevation and wall mounted radiator.

Bedroom Two

11' 9" x 8' 9" (3.58m x 2.67m)

UPVC double glazed window to the rear elevation and wall mounted radiator.

Family Bathroom

UPVC opaque double glazed window to the rear elevation. Freestanding roll top bath with mixer taps over. Separate shower cubicle. Low level flush wc. Wash hand basin with tiling to splash back areas. Wall mounted radiator.

Outside

Rear Garden

Mainly laid to lawn enclosed by brick walls and timber fencing.

Council Tax Band

A

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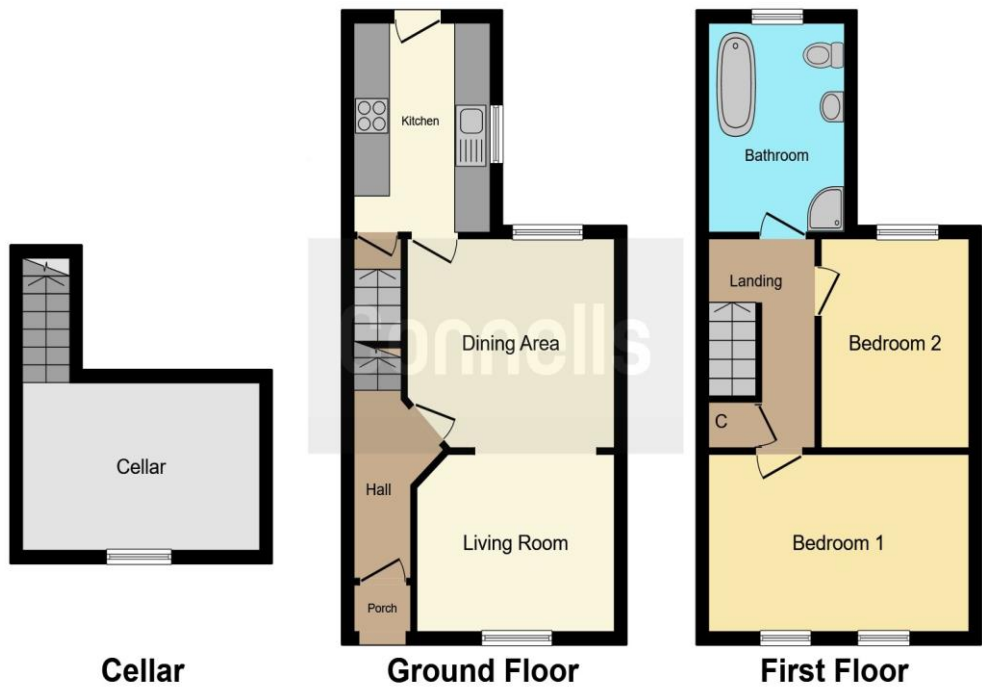
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○ Floor Plan



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

○ Approval

Signature		Date
Neil Drewery		
Mr T. Liversidge		