



Connells

Obelisk Rise
Northampton

Obelisk Rise Northampton NN2 8TY

for sale
£270,000



Property Description

Offered to the market with NO UPWARD CHAIN is this two bedroom bungalow ideally located on the popular location of Obelisk Rise and within close proximity to local amenities and bus routes.

The property in brief comprises entrance hall, living/dining room, kitchen, bedroom one with fitted wardrobes and bedroom two with double glazed patio doors open to a conservatory.

Outside there is a lawned garden to the front and a driveway providing off road parking and leading to the single garage. To the rear there is a low maintenance rear garden which is laid to pavement slabs with a courtesy door to the single garage.

Viewing of this property, set in a cul-de-sac is highly advised to fully appreciate.

Entrance Porch

UPVC double glazed door to the side elevation and further door leading to the entrance hall.

Entrance Hall

Doors lead off to the living/dining room, kitchen, two double bedrooms and shower room. Airing cupboard, wall mounted radiator, coving to ceiling and access to loft space.

Living/Dining Room

16' 6" x 10' 10" (5.03m x 3.30m)

UPVC double glazed window to the front elevation. Feature brick fire place with gas fire set in, wall lights and wall mounted radiator.

Kitchen

10' 4" x 9' 3" (3.15m x 2.82m)

Fitted kitchen with a range of wall and base level units. Stainless steel sink with mixer tap over set into work surfaces and tiled to splash back areas. Integrated appliances comprise single electric oven and four ring gas hob with cooker hood over. Plumbing for washing machine and space for upright fridge freezer. Replaced central heating boiler and UPVC double glazed window to the front elevation.

Bedroom One

10' 4" x 9' 3" (3.15m x 2.82m)

UPVC double glazed window to the rear elevation looking out over the rear garden. Range of fitted wardrobes and drawers, coving to ceiling and wall mounted radiator.

Bedroom Two

10' 5" x 7' 10" (3.17m x 2.39m)

UPVC double glazed window patio doors opening to the conservatory. Wall mounted radiator and coving to ceiling.

Conservatory

11' 9" x 6' 3" (3.58m x 1.91m)

UPVC conservatory with double glazed windows to the rear and side elevations.

Double glazed French doors open to the rear garden and further UPVC double glazed door to the side providing access to the driveway.

Shower Room

Three piece white suite comprising shower cubicle, pedal stall wash hand basin, low level w.c. and tiled to splash back areas. Wall mounted radiator and UPVC opaque double glazed window to the side elevation.

Outside

Front Garden

Mainly laid to lawn with driveway providing off road parking and leading to the single garage.

Rear Garden

Low maintenance rear garden mainly laid to pavement slabs, retaining timber fencing and courtesy door to the single garage.

Single Garage

Single garage with electric roller door and power and lighting connected. Window to the side elevation and courtesy door leading to the rear garden.

Agents Note

The property benefits from Solar Panels. Please call us on 01604 716655 for further information.

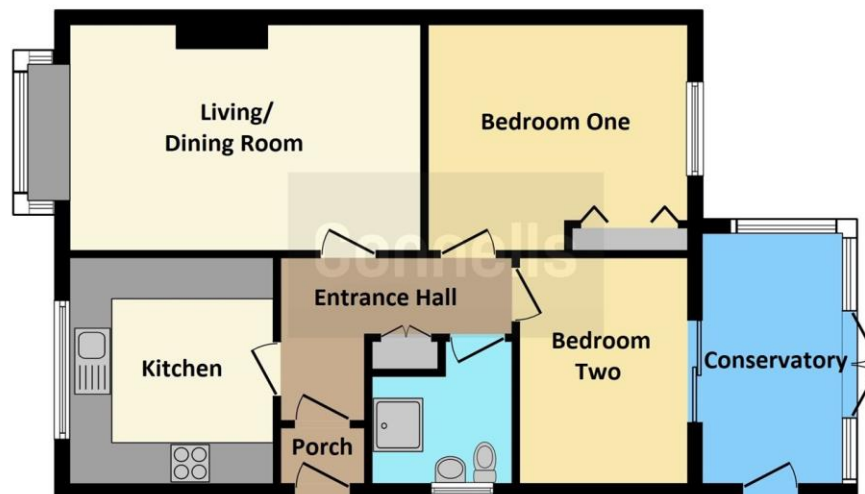
Council Tax Band

C









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

To view this property please contact Connells on

T 01604 716 655
E kingsthorpe@connells.co.uk

87 Harborough Road Kingsthorpe
 NORTHAMPTON NN2 7SL

EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/KTP407638



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KTP407638 - 0003