

Property details approval form

12 Delta Way, Northampton, Northamptonshire, England, NN2 8QB

Date: 16 May 2025

Property Ref and Version: KTP407685 - 0004

Not for marketing purposes INTERNAL USE ONLY

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 £260,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > NO UPWARD CHAIN
- > DETACHED BUNGALOW
- > RE-FITTED KITCHEN AND SHOWER ROOM
- > SINGLE GARAGE WITH OFF ROAD PARKING SET TO FRONT
- > CUL-DE-SAC LOCATION
- > LAWNED FRONT AND REAR GARDENS

○ Short Description

Offered to the market with NO UPWARD CHAIN is this well presented and much improved two bedroom detached bungalow, ideally set in cul-de-sac location. benefiting from a re-fitted kitchen and shower room, viewing is highly advised to fully appreciate.

○ Long Description

Offered to the market with NO UPWARD CHAIN is this well presented and much improved two bedroom detached bungalow, ideally set in cul-de-sac location.

The property in brief comprises entrance lobby, living/dining room, inner hallway with doors leading off to the re-fitted kitchen/breakfast room, two double bedrooms and the re-fitted shower room.

Outside set to the front and rear of the property there are lawned gardens, and a single garage with off road parking set to the front.

Viewing of this property is highly advised to fully appreciate.

○ Directions

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○ Agents Note

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○ Room Description

Entrance Lobby

Door to the front elevation with further doors leading off to the living/dining room and further door providing access to the rear leading out to the rear garden.

Living / Dining Room

10' 1" x 15' 10" (3.07m x 4.83m)

UPVC double glazed windows to the front and side elevation. Wall mounted radiator and connecting door leading to the inner hallway.

Inner Hallway

Doors lead off to the re-fitted kitchen/breakfast room, two double bedrooms and the re-fitted shower room.

Kitchen/Breakfast Room

9' 5" x 15' 10" (2.87m x 4.83m)

Re-fitted kitchen with a range of wall and base level units. Sink and drainer set into work surfaces with complementary up stands and tiling to splash back areas. Plumbing for washing machine and space for a free standing cooker. UPVC double glazed window to the front elevation, and door leading to the side lobby.

Bedroom One

9' 4" x 8' 7" (2.84m x 2.62m)

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

Bedroom Two

10' x 12' 5" (3.05m x 3.78m)

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

Shower Room

Re-fitted three piece white suite comprising shower cubicle, vanity wash hand basin, low level flush w.c. with complementary tiling to splash back areas. UPVC opaque double glazed window to the side elevation and wall mounted radiator.

Outside

Front Garden

Mainly laid to lawn with pathway leading to the entrance lobby. Gated access to the rear garden.

Rear Garden

Mainly laid to lawn with flower and shrub borders paved patio area, retaining timber fencing and brick wall. Gated access to the side leads to the front garden.

Single Garage

Single garage with up and over door with off road parking set to the front.

Council Tax Band

C

Agents Notes

The property has been completely rewired and has USB plugs in each room.

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○ Room Description

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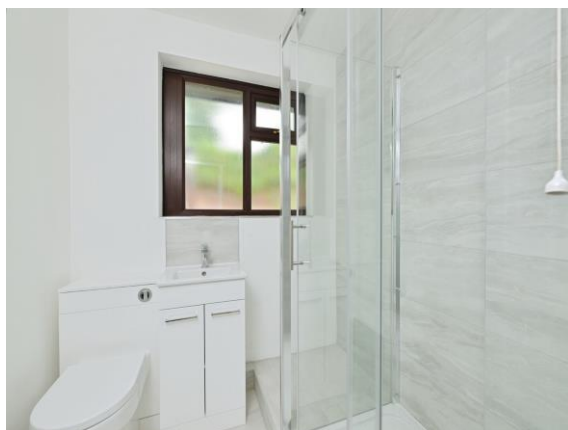
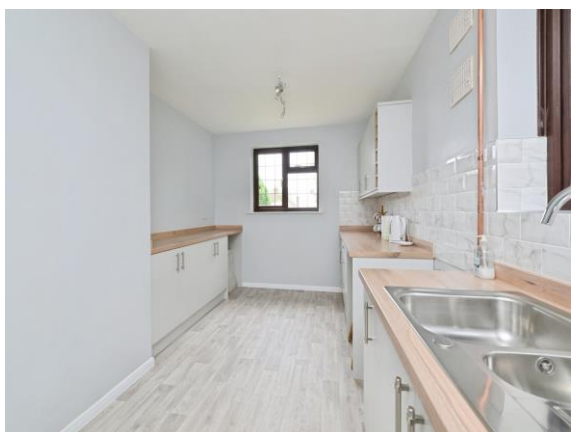
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○ Property Images



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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		
Mrs M. Thompson		