

for sale

£224,995



Cecil Road Northampton NN2 6PQ

Ideally located in the sought after area of Queens Park is this well presented two bedroom family home which is ready to move into. Offering a spacious living/dining room, re-fitted kitchen and family shower room as well as two double bedrooms. Viewing is highly advised to fully appreciate.



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Entrance Hall

Opaque glazed door to the front elevation and further door leading to the living/dining room. Wall mounted radiator, coving to ceiling and stairs rising to the first floor landing.

Living/ Dining Room

21' 2" plus bay window x 12' 2" into recess (6.45m plus bay window x 3.71m into recess)

Double glazed bay window to the front elevation, and double glazed window to rear elevation. Two wall mounted radiators and connecting door to the kitchen.

Kitchen

12' 6" plus door recess x 8' 1" (3.81m plus door recess x 2.46m)
Refitted kitchen with a range of wall and base level units. One and a half bowl sink and drainer set into work surfaces. Integrated appliances comprise dishwasher, fridge/freezer, single electric oven and four ring hob with cooker hood over. Recessed spotlights to ceiling, connecting door to the cellar and double glazed window to the side elevation. Connecting door to the utility/cloakroom and further glazed door to the rear elevation leading out to the rear garden.

Utility/Cloakroom

Suite comprising low level flush and wash and basin with tiling to splash back area. Heated towel rail, central heating boiler and plumbing for washing machine. Extractor fan and opaque double glazed window to the side elevation..



First Floor Landing

Stairs rise from the entrance hall. Doors lead off to two double bedrooms and the family shower room. Coving to ceiling.

Bedroom One

13' 3" x 10' 9" (4.04m x 3.28m)

Two double glazed windows to the front elevation. Wall mounted radiator, feature fireplace and fitted wardrobe.

Bedroom Two

11' 8" x 8' 3" into recess (3.56m x 2.51m into recess)

Double glazed window to the rear elevation. Wall mounted radiator, feature fireplace and fitted wardrobe.

Family Shower Room

Three piece suite comprising walk-in shower, low level flush w.c and pedestal wash hand basin with complimentary tiling to splash back areas. Tiled floor, recessed spotlights to ceiling, shaver point and opaque double glazed window to the rear elevation.

Outside

Rear Garden

Mainly laid to lawn with bedded plants, shrubs and trees. outside water tap, paved patio area and pathway leading to the foot of the garden.

Council Tax Band

B





To view this property please contact Connells on

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Property Ref: KTP407968 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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