

for sale

PROPERTY PARTICULARS CHECK		
	SIGNATURE	DATE
VALUER	<i>Neil Harvey</i>	1/12/20
SELLERS ENQUIRY FORM	<i>[Signature]</i>	1/12/21
VENDOR		

£260,000



## Kingsland Avenue Northampton NN2 7PP

Offered to the market with NO UPWARD CHAIN is this three bedroom semi-detached property in the a popular area of Kingsthorpe, ideally located for local amenities and Northampton Train Station. Viewing is highly advised to fully appreciate.



# Kingsland Avenue Northampton NN2 7PP

## Entrance Hall

Enter via a double glazed door to the front elevation. Doors lead off to the living room, downstairs shower room and open plan kitchen/dining room. Tiled floor, wall mounted radiator and stairs rising to the first floor landing.

## Downstairs Shower Room

Three piece suite comprising tiled shower, low level flush wc. and wash hand basin. UPVC opaque double glazed window to the side elevation and tiled floor and walls.

## Living Room

11' 9" plus bay x 10' 10" ( 3.58m plus bay x 3.30m )

UPVC double glazed bay window to the front elevation. Wall mounted radiator and laminate flooring.

## Kitchen/ Dining Room

20' 1" x 10' 8" max ( 6.12m x 3.25m max )

L-Shaped Room - Fitted kitchen with a range of wall and base level units. Sink and drainer set into the work surfaces with tiling to splash back areas. Integrated appliances comprise oven, microwave and five ring gas hob with cooker hood over. Plumbing for washing machine and space for fridge/freezer. Wall mounted radiator, tiled floor and space for a dining table and chairs. UPVC double glazed French doors to the rear elevation

leading out to the rear garden, and UPVC double glazed window to the rear elevation.

## First Floor Landing

Stairs rise from the entrance hall. Doors leading to three bedrooms and the family bathroom. UPVC double glazed window to the side elevation.

## Bedroom One

11' 8" x 10' 10" ( 3.56m x 3.30m )

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

## Bedroom Two

10' 8" x 10' 11" into recess ( 3.25m x 3.33m into recess )

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

## Bedroom Three

8' 4" max x 8' 10" ( 2.54m max x 2.69m )

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





## Family Bathroom

Three piece suite comprising panelled bath with shower over, low level flush wc and vanity wash hand basin with storage below. Chrome heated towel rail and UPVC opaque double glazed window to the side elevation.

## Outside

### Front Garden

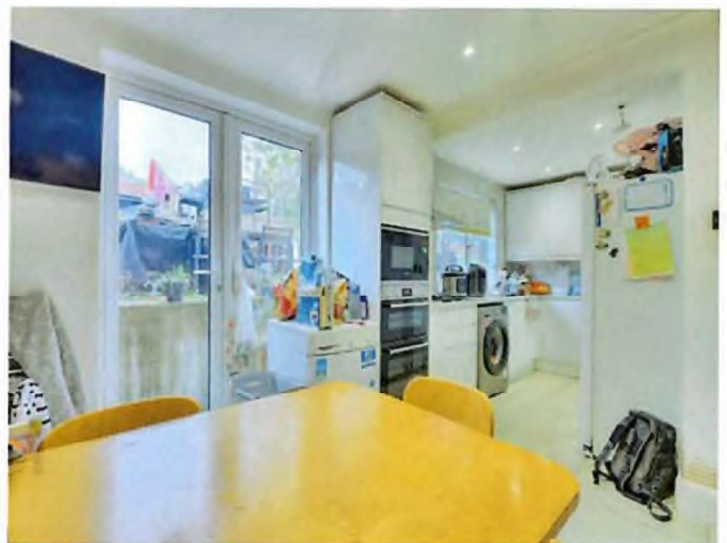
Off road parking, grassed area and door to the side porch providing access to the rear garden.

### Rear Garden

Lawned garden leading up to the Garden Room at the rear of the house. Walled to one side and door to side porch providing access to the front of the house.

## Council Tax Band

B





**Ground Floor**



**First Floor**

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)

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87 Harborough Road Kingsthorpe  
 NORTHAMPTON NN2 7SL

Property Ref: KTP407793 - 0002

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

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