

for sale

**£200,000** Freehold



**Hodder Street Northampton NN2 8FW**

Connells are pleased to present this two bedroom mid-terrace property which is offered to the market with **NO UPWARD CHAIN** which is ideal as a **FIRST TIME PURCHASE** or **INVESTMENT PROPERTY**. Viewing is highly advised to fully appreciate..

- Energy Rating: B
- OFFERED WITH NO UPWARD CHAIN
- OPEN PLAN LIVING/DINING SPACE WHICH OPENS TO THE KITCHEN AREA
- TWO DOUBLE BEDROOMS AND A

# Property Details

## Entrance Hall

Entered via double glazed door to front elevation. Wall mounted radiator, door leading to the open plan kitchen/living/dining room and stairs rising to the first floor landing.

Tarmac drive providing off road parking for one car.

## Kitchen/ Living/ Dining Room 22' max x 12' 1" max ( 6.71m max x 3.68m max )

### Kitchen Area

The kitchen area is fitted with a range of wall and base level units. Stainless steel sink and drainer with mixer tap over, set into work surfaces and tiled to splash back areas. Space for cooker and white goods. UPVC double glazed window to the front elevation, wall mounted radiator and open to the living/dining area.

### Rear Garden

Mainly laid to lawn with retaining timber fencing. Path to the timber shed.

### Council Tax Band

B

## Living/ Dining Area

UPVC double glazed French doors lead out to the rear garden. Breakfast bar and wall mounted radiator.

## Cloakroom

Suite comprising low level w.c and wash hand basin, extractor fan and wall mounted radiator.

## First Floor Landing

Stairs rise from the entrance hall. Doors lead off to two double bedrooms and the family bathroom. Access to the loft space.

## Bedroom One 12' 2" into recess x 7' 9" ( 3.71m into recess x 2.36m )

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

## Bedroom Two 12' 4" into recess x 7' 9" ( 3.76m into recess x 2.36m )

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

## Family Bathroom

Three piece white suite comprising panelled bath with shower over, low level flush w.c and pedestal wash hand basin with tiling to splash back areas. Extractor fan and wall mounted radiator.

## Outside Parking





To view this property please contact Connells on

**T 01604 716 655**  
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Property Ref: KTP408089 - 0001

Tenure:Freehold EPC Rating: B

Council Tax Band: B

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