

for sale

**£170,000** Freehold



## Newington Road Northampton NN2 7TF

**\*\* TWO BEDROOMS \*\*** A mature two bedroom mid terrace property with accommodation comprising entrance, lounge/dining area, kitchen and to the first floor two bedrooms and the family bathroom. The property benefits from being close to local amenities.

- Energy Rating: C
- CLOSE PROXIMITY TO LOCAL AMENITIES
- GOOD SIZED LIVING SPACE
- GOOD TRANSPORT LINKS
- TWO DOUBLE BEDROOMS

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# Property Details

## Entrance

Door to the front elevation and open to the lounge/dining room.

**Lounge/ Dining Room** 21' 8" x 13' 1" max ( 6.60m x 3.99m max )

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

**Kitchen** 13' 5" x 6' 10" ( 4.09m x 2.08m )

Fitted kitchen with a range of wall and base level units. Stainless steel sink/drainer, electric oven and gas hob, plumbing for washing machine and central heating boiler. UPVC double glazed window to the rear elevation and connecting door to the cellar.

## Utility Area

UPVC double glazed patio doors to the rear elevation.

## First Floor Landing

Stairs rise from the lounge/dining room. Doors lead off to two bedrooms and the family bathroom. Loft access overhead.

**Bedroom One** 13' 1" x 13' 1" into recess ( 3.99m x 3.99m into recess )

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

**Bedroom Two** 11' 5" x 7' 7" ( 3.48m x 2.31m )

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

## Family Bathroom

Suite comprising bath with mixer taps, wash hand basin, low level flush w.c and partly tiled to splash back areas. Wall mounted radiator and UPVC opaque double glazed window to the rear elevation,

## Outside

## Rear Garden

Mostly laid to lawn with retaining timber fencing to one side. Retaining wall and fence, and paved area for seating.

## Council Tax Band

A





To view this property please contact Connells on

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Property Ref: KTP408024 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: A

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