

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

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

T 01604 716 655
E kingsthorpe@connells.co.uk

87 Harborough Road KINGSTHORPE
NORTHAMPTON NN2 7SL

Property Ref: KTP408024 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: A

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk