

for sale

**£210,000** Freehold



**Eastern Avenue North Northampton NN2 7RB**

Offered to the market with no upward chain is this two bedroom end of terrace home ideally located in the popular area of Kingsthorpe. Benefiting from a spacious landing providing a work from home area and two double bedrooms, viewing is highly advised to fully appreciate.

- ENERGY RATING: D
- NO UPWARD CHAIN
- END OF TERRACE HOME
- TWO DOUBLE BEDROOMS
- SHOWER ROOM WITH MODERN SUITE

# Property Details

## Entrance Porch

Door to the side elevation, and further door opening to the entrance hall.

## Entrance Hall

Door leads off to the living/dining room. Stairs rise to the first floor landing/ study area.

## Living/ Dining Room 13' 4" x 13' 5" into recess ( 4.06m x 4.09m into recess )

UPVC double glazed window to the front elevation. Wall mounted radiator and connecting door to the kitchen.

## Kitchen 9' 8" x 8' 4" ( 2.95m x 2.54m )

Fitted kitchen with a range of wall and base level units. Stainless steel sink and drainer, set into the work surfaces with complimentary tiling to splash back areas. Integrated appliances comprise single electric oven and four ring gas hob with stainless steel cooker hood over. Plumbing for washing machine and space for upright fridge/freezer. UPVC double glazed window to the rear elevation, wall mounted radiator, tiled floor and open to the rear hallway.

## Rear Hall

Door to the side elevation providing access to the rear garden. Door leads off to the downstairs shower room, tiled floor and open to the kitchen.

## Shower Room

Three piece white modern suite comprising shower cubicle, low level flush w.c, vanity wash hand basin and fully tiled to walls and floor. Wall mounted radiator, extractor fan and UPVC opaque double glazed window to the rear elevation.

## Landing/ Study Area

Ideal as a work from home area with UPVC double glazed window to the rear elevation.

## Bedroom One 13' 5" x 13' 4" max into cupboard ( 4.09m x 4.06m max into cupboard )

Spacious double room with UPVC double glazed window to the front elevation. Wall mounted radiator and spacious storage cupboard.

## Bedroom Two 10' 3" x 8' 4" ( 3.12m x 2.54m )

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

## Outside

### Front Garden

Mainly laid to lawn with mature shrub borders and driveway providing off road parking.

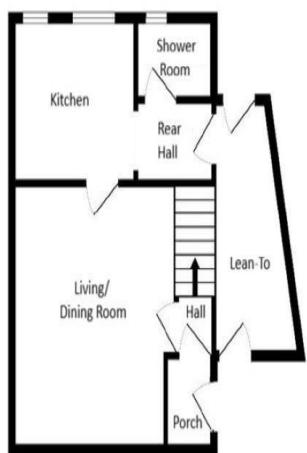
### Rear Garden

Mainly laid to lawn with extended paved patio which is ideal for entertaining. Retaining timber fencing

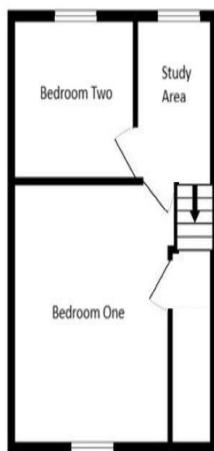
## Council Tax Banding

A





Ground Floor



First Floor

To view this property please contact Connells on

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87 Harborough Road KINGSTHORPE  
 NORTHAMPTON NN2 7SL

Property Ref: KTP407813 - 0003

Tenure: Freehold EPC Rating: D

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.

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