



HOWKINS &  
HARRISON

**24 Beaune Close, Northampton, NN5 6EJ**

Guide Price £180,000

## 24 Beaune Close, Northampton, NN5 6EJ

Guide Price £180,000

A well presented and modern two bedroom cluster home, situated in a cul-de-sac location within the popular area of Duston making a suitable investment opportunity or ideal first time buy, within close proximity of local amenities such as schools, shops and parks.

### Ground Floor

The front UPVC door enters the porch leading to the open plan lounge/kitchen, the fitted kitchen has modern gloss cabinets and work surfaces incorporating stainless steel sink, space for free standing electric oven, space and plumbing for washing machine and fridge/freezer with the second bedroom adjoining. The lounge has stairs leading to the first floor accommodation and UPVC door to garden.

### First Floor

The master double bedroom includes ample storage space with velux window, and en-suite with shower over panelled bath, WC and wash basin.

### Outside

The property has one allocated parking space, and mainly laid to lawn garden with paved patio seating area and shed for storage, enclosed by planted border and wooden fencing with gated side access.

### Floorplan

Howkins & Harrison provide these plans for reference only - they are not to scale.

### Fixtures and Fittings

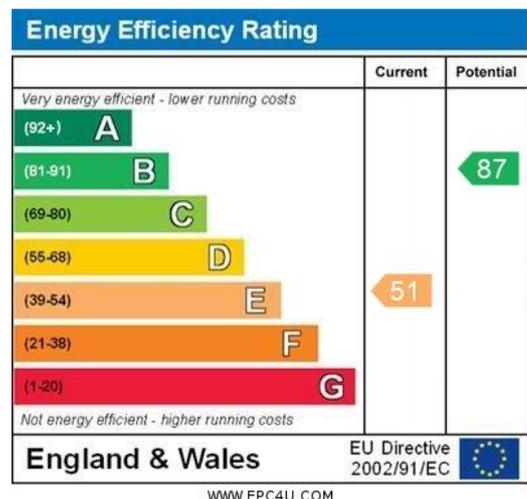
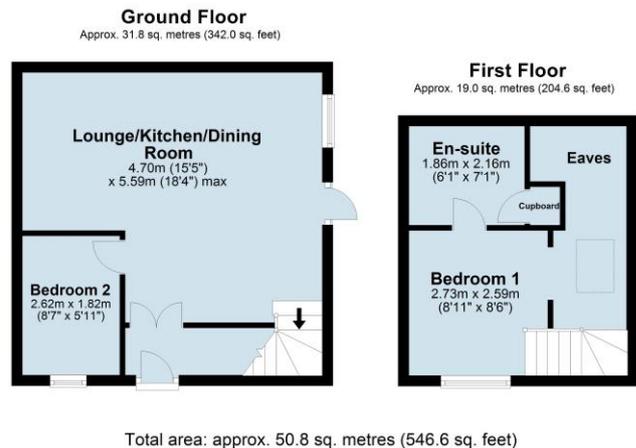
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

### Services

None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

### Local Authority

West Northamptonshire Council.  
Tel: 0300-1267000  
Council Tax Band- A



### Howkins & Harrison

14 Bridge Street, Northampton NN1 1NW

Telephone 01604 823456  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)  
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)  
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



This document is made from fully recyclable materials. We are working on ways to move all of our products to recyclable solutions.

Zoopla  
Smarter property search

rightmove  
find your happy

