



HOWKINS &
HARRISON

87 Redland Drive, Kingsthorpe,
Northampton, NN2 8UG

Guide Price £155,000

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Freehold

A well presented and modern one bedroom cluster home, situated in a cul-de-sac location within a popular area of Kingsthorpe, 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 cabinets and work surfaces incorporating stainless steel sink, integrated electric oven, gas hob, space and plumbing for washing machine and fridge, with the ground floor bathroom adjoining. The lounge has stairs leading to the first floor accommodation and UPVC door leading outside.

First Floor

The mezzanine bedroom overlooks the ground floor living accommodation, benefitting built in wardrobes and Velux skylight.

Outside

To the front is a raised patio seating area, laid to lawn space with paved walkway leading to the front door, and off road parking. There is also a private garden area to the rear.

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

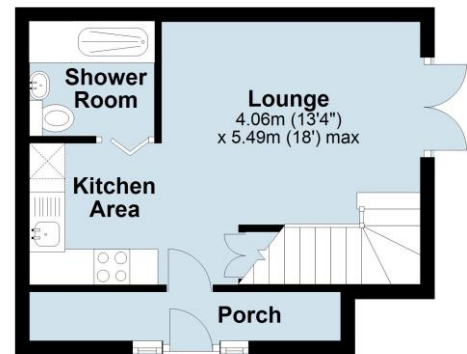
None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Council Tax

West Northamptonshire Council - 0300 1267000
Band – A

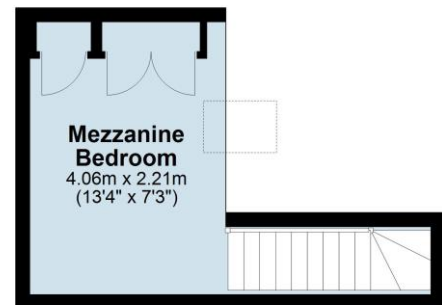
Ground Floor

Approx. 26.1 sq. metres (280.6 sq. feet)



First Floor

Approx. 12.6 sq. metres (135.4 sq. feet)



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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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.



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