



HOWKINS &
HARRISON

21 Walmer Close, Duston, Northampton, NN5 4WL

Guide Price £275,000

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An immaculately presented modern semi detached house occupying a private "no through traffic" position with a larger than average south facing rear garden offered for sale with no upward chain.

Ground Floor

The accommodation is approached through a modern uPVC front door into the hall where the stairs rise to the first floor, modern flooring that continues into the cloakroom and lounge, where there is an understairs storage cupboard. The kitchen/dining room runs the full width across the rear of the house and enjoys direct access to the south facing rear garden through uPVC French doors. A range of modern cream fronted high gloss cabinets and working surfaces are fitted with a sink unit, gas hob, extractor hood, washing machine and dishwasher, space for fridge/freezer, concealed gas fired boiler and space for dining table and chairs.

First Floor

The first floor landing has a linen cupboard and gives access to the loft space, the master bedroom features a tasteful panelled wall with bedside lights, a stairwell cupboard and en-suite shower room, there are two further bedrooms and family bathroom suite comprising of a bath with shower over, wash hand basin and WC.

Outside

The property occupies a private position of only a handful of other houses just off Walmer Close, parking in front of the house is provided for two vehicles, slate chippings and a paved pathway giving you gated access to the rear garden, which enjoys a south facing aspect to a larger than average rear garden with a paved patio, mainly lawned gardens enclosed by fencing, shed and established walnut tree.

Estate Charge

We believe the estate charge to be £226.52pa

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.

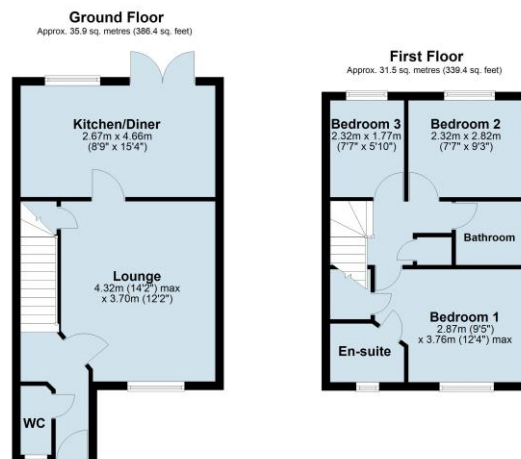
Services

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.

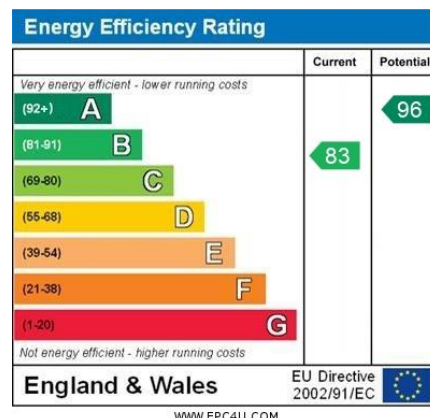
Howkins & Harrison

14 Bridge Street, Northampton NN1 1NW

Telephone 01604 823456
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



Total area: approx. 67.4 sq. metres (725.8 sq. feet)



Local Authority

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

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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