



HOWKINS &
HARRISON

21 Waveney Way, Kings Heath, Northampton, NN5 7JX

Guide Price £175,000

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An established three bedroom terrace house in need of complete modernisation for offered for sale with no upward chain.

Ground Floor

The entrance hall has stairs that rise to the first floor accommodation and gives access to the sitting room. The kitchen/dining room runs the width of the house and overlooks the rear garden. A door gives access to a utility area and cloakroom with further store room.

First Floor

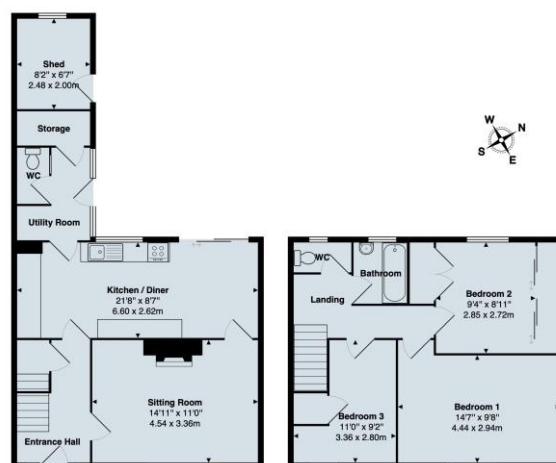
The first floor has three bedrooms and a bathroom.

Outside

There is a front garden with shared pedestrian side access to the rear garden, which has an outside brick store enclosed by fencing.

Floorplan

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



Fixtures and Fittings

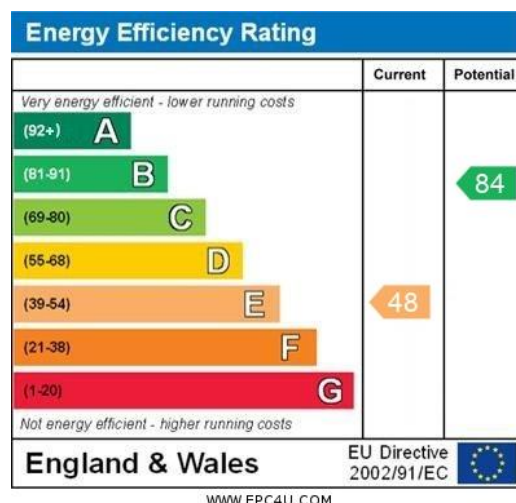
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram 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.



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