



Kingsland Avenue, Northampton NN2 7PP

welcome to

Kingsland Avenue, Northampton

William H Brown are delighted to bring to the market this three bed end of terrace home located in the Kingsthorpe area of Northampton. Located within walking distance to local schools and amenities an early viewing is highly recommended.



Entrance Porch

Entered via double glazed door to the front aspect.

Entrance Hall

Entered via single glazed door to the front aspect, radiator, stairs rising to first floor landing and doors to:

Wet Room

Walk in shower, heated towel rail, extractor fan, fully tiled and double glazed obscure window to the side aspect.

Lounge

14' 10" max x 10' 10" max (4.52m max x 3.30m max)
Double glazed Bay window to the front aspect, electric fire place with surround and radiator.

Dining Room

10' 10" x 10' 8" (3.30m x 3.25m)
Double glazed window to the rear aspect and radiator.

Kitchen

8' 10" x 8' 4" (2.69m x 2.54m)
Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink and drainer unit, space for cooker and hob over, space for fridge/freezer, plumbing for washing machine, wall mounted boiler and double glazed window to the rear aspect.

First Floor Landing

Stairs rising from entrance hall, double glazed window to the side aspect, door to storage cupboard, access to loft space and doors to:

Bedroom One

11' 8" max x 10' 10" max (3.56m max x 3.30m max)
Double glazed window to the front aspect, built in wardrobe and radiator.

Bedroom Two

10' 11" x 10' 8" (3.33m x 3.25m)
Double glazed window to the rear aspect, built in wardrobe and radiator.

Bedroom Three

8' 10" x 8' 4" (2.69m x 2.54m)
Double glazed window to the rear aspect and radiator.

Bathroom

Suite comprising bath with shower over, wash hand basin, low level WC, radiator and obscure double glazed window to the side aspect.

Externally

Front

Driveway providing off road parking with a lawned area that has potential to extend the driveway to provide more off road parking, ramp leading to front door and enclosed with dwarf brick walling.

Rear Garden

To the rear the garden is split over two levels with a patio area at the bottom and laid mainly to lawn at the top and fully enclosed with timber fencing.



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Kingsland Avenue, Northampton

- Driveway & Parking
- Combi Boiler
- Potential To Add Value
- Two Reception Rooms
- Downstairs Wet Room

Tenure: Freehold EPC Rating: Awaited

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KIN108304 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01604 719461



NorthamptonNorth@williamhbrown.co.uk



74 Kingsley Park Terrace, Kingsley,
NORTHAMPTON, Northamptonshire, NN2 7HH



williamhbrown.co.uk