

**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**

 $8^{\circ}$  10" x  $8^{\circ}$  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

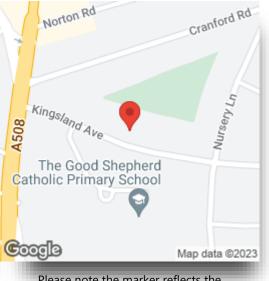
Tenure: Freehold EPC Rating: Awaited

# £250,000



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Please note the marker reflects the postcode not the actual property



Property Ref: KIN108304 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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