

property details **approval form**

8 Malcolm Road, NORTHAMPTON, Northamptonshire, NN2 7EB

Date: 01 March 2024

Property Ref and Version: KIN108424 - 0003

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 74 Kingsley Park Terrace, Kingsley, NORTHAMPTON, Northamptonshire, NN2 7HH

T 01604 719461 **E** NorthamptonNorth@williamhbrown.co.uk

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>> **price**

£220,000

Tenure: Freehold

>> **key features**

- > Two Double Bedrooms
- > Garage
- > Four Piece Bathroom
- > Gas Central Heating
- > Double Glazing (Where specified)
- > EPC Rating: D

>> **short description**

A lovely, two bedroom home located in a popular residential part of town offered to the market in beautiful condition. Viewing is a must.

>> **long description**

Offered to the market is this fantastic two bedroom townhouse presented in beautiful condition and benefiting from a pretty garden and single garage. The accommodation briefly comprises of a central entrance hall with doors to the dual aspect living room with multi fuel burner and a generous kitchen/breakfast room, also dual aspect with a door to the garden. To the first floor are two double bedrooms, the master being dual aspect and generously proportioned and a stylish four piece family bathroom. Outside is a well maintained and well stocked garden, complete with garden shed, green house and single garage with electric up and over door accessed via the service road to the rear.

>> **directions**

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>> **room description**

Entrance Hall

Double glazed door to front aspect, Radiator

Lounge

15' 9" x 11' (4.80m x 3.35m)

Double glazed window to front aspect, double glazed French door to rear aspect, multi fuel burner, radiator

Kitchen/diner

16' 7" x 10' 8" max (5.05m x 3.25m max)

Double glazed window to front and rear aspect, double glazed door to rear aspect, wall and base units with worksurfaces over, stainless steel sink and drainer, electric oven, induction hob, integrated microwave, space and plumbing for washing machine , dishwasher, fridge freezer and tumble dryer.

Bedroom One

15' 9" x 10' 9" (4.80m x 3.28m)

Double glazed window to front and rear aspect, built in cupboard, radiator

Bedroom Two

9' 8" x 9' 8" (2.95m x 2.95m)

Double glazed window to front aspect, built in wardrobe, radiator

Bathroom

A four piece suite with double glazed window to rear aspect and comprising of a bath, a separate shower enclosure with over head shower head and body jets, low level WC, wash hand basin and radiator

Rear Garden

Paved patio area, lawn and borders with paved patio area.

Garage

Power and lighting, electric up and over door.

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>> **room description**

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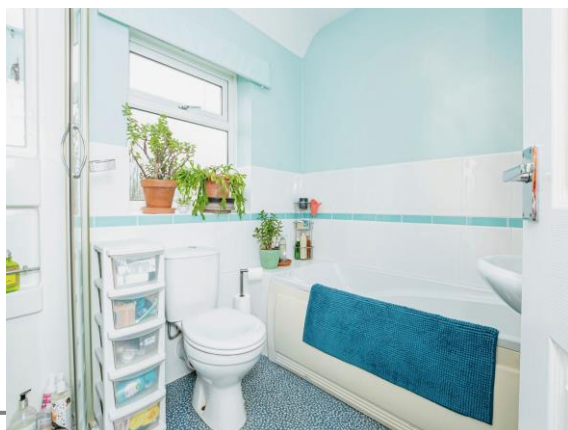
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Tim Meeks		
Mrs J. Dixon-Evans		

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