

property details **approval form**

50 Oliver Street, Northampton, Northamptonshire, NN2 7JJ

Date: 14 March 2024

Property Ref and Version: KIN107936 - 0008

selling your home with us!



>> **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 | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Long Description | |

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**

offers in the region of £310,000

Tenure: Freehold

>> **key features**

- > Beautifully presented end terraced Victorian property
- > Fitted kitchen/breakfast room
- > Three double bedrooms
- > Usable cellar and loft room
- > South facing rear garden
- > Double garage
- > Viewing is recommended to appreciate size and condition of the property
- > EPC Rating: C

>> **short description**

A beautifully presented end terraced Victorian property situated within the popular Poets Corner of Northampton, in close proximity of all good amenities.

>> **long description**

A beautifully presented end terraced Victorian property situated within the popular Poets Corner of Northampton, in close proximity of all good amenities. Accommodation comprises entrance area, lounge/diner, usable cellar, fitted kitchen/breakfast room, three double bedrooms, bathroom and loft room. Outside there is a landscaped garden to the rear and a double garage.

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>> **room description**

Entrance Area

Door to the front aspect, fanlight single glazed window, alarm panel, stairs to first floor landing, opening into lounge/diner, radiator.

Lounge

23' 3" x 13' 7" min (7.09m x 4.14m min)

Double glazed window to the front aspect, French doors to the rear garden, door to cellar, obscure glazed door to kitchen/breakfast room, laminate flooring, two radiators.

Kitchen/breakfast Room

17' 7" x 10' 2" (5.36m x 3.10m)

Double glazed windows to both side aspects, French doors to garden, fitted kitchen, gloss wall and base units with worksurfaces, stainless steel sink, space for a range cooker, electric and gas cooker points, cooker hood, tiled splashbacks, built in washing machine and dishwasher, space for fridge/freezer, cupboard housing hot water and central heating boiler, tiled flooring, radiator.

Usable Cellar

16' 7" x 10' 9" (5.05m x 3.28m)

Double glazed window to front aspect, inset ceiling lights, cupboard housing electric and gas meters, fuse box, laminate flooring, radiator.

First Floor Landing

Stairs from entrance area, double glazed windows to side aspect, storage cupboard, doors to bedrooms, bathroom and loft room.

Bedroom One

16' 8" x 10' 8" (5.08m x 3.25m)

Two double glazed windows to front aspect, one double glazed window to side aspect, two radiators.

Bedroom Two

11' 8" x 10' 2" (3.56m x 3.10m)

Double glazed windows to rear aspect, radiator.

Bedroom Three

9' 6" x 10' 5" (2.90m x 3.17m)

Double glazed window to side aspect, radiator.

Bathroom

7' 9" max x 7' 3" max (2.36m max x 2.21m max)

Double glazed obscure window, bath with mixer taps, shower head, separate shower over the bath with separate controls, wash hand basin, low level WC, part tiled walls, radiator.

Loft Room

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>> **room description**

15' 1" x 11' 3" (4.60m x 3.43m)

Stairs and door from landing, double glazed Velux window, laminate flooring, under eaves storage, radiator,

South Facing Rear Garden

Fully enclosed with walling, decked entertainment area, raised well stocked beds and shingle borders, gravelled seating area, lawned garden, stepping stones path to double garage.

Double Garage

Power and lighting, remote controlled electric roller door, courtesy door.

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>> **property images**



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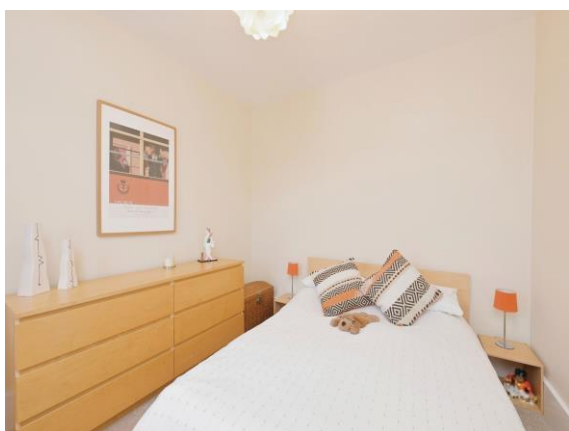
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>> floor plan



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
Eliza Patel		
Miss J. Matzen & Miss S Mcwilliams		

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