



Sidebrook Court, Northampton NN3 8UT

welcome to

Sidebrook Court, Northampton

William H Brown is delighted to advertise this rare opportunity. This three story town house, with 5 bedrooms, 2 bathroom and a downstairs toilet is coming on the market with NO ONWARD CHAIN!



Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.

Entrance Hall

Entered via double glazed door to the front aspect, stairs rising to first floor landing and radiator.

Cloakroom

Double glazed window to the front aspect, low level WC and Wash hand basin.

Inner Hallway

Double glazed door rear aspect, storage cupboard housing central heating boiler.

Lounge

4' 3" max x 3' 3" (1.30m max x 0.99m)

Two double glazed window to the rear aspect, radiator and door leading to kitchen.

Kitchen

3' 1" x 2' 7" min (0.94m x 0.79m min)

Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink and drainer unit, space for electric oven, walk in pantry and double glazed window to the front aspect.

First Floor Landing

Stairs rising from entrance all, door to built in cupboard, stairs rising to second floor landing and doors to:

Bedroom One

5' 4" x 3' 3" (1.63m x 0.99m)

Two double glazed windows to the rear aspect and radiator.

Wet Room

Obscure double glazed window, electric shower, wash hand basin, low level WC and fully tiled.

Bedroom Two

3' 4" x 2' 6" (1.02m x 0.76m)

Double glazed window to the front aspect and radiator.

Second Floor Landing

Stairs rising from first floor landing and doors to:

Bedroom Three

3' 3" x 2' 9" (0.99m x 0.84m)

Double glazed window to the rear aspect, built in wardrobe and radiator.

Bedroom Four

3' 5" x 3' 2" (1.04m x 0.97m)

Double glazed window to the front aspect and radiator.

Bedroom Five

2' 3" x 2' 3" (0.69m x 0.69m)

Double glazed window to rear aspect, built in wardrobe and radiator.

Wet Room

Obscure double glazed window to the front aspect, shower cubicle, wash hand basin, low level WC, radiator and partly tiled.

Externally

Rear Garden

Large rear garden fully enclosed with brick walling.



view this property online williamhbrown.co.uk/Property/KIN108073



welcome to

Sidebrook Court, Northampton

- Five Bedrooms
- Three Bathrooms
- Potential to Add Value
- NO CHAIN
- Close to A45 and M1

Tenure: Freehold EPC Rating: C

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KIN108073



Property Ref:
KIN108073 - 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.

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