



Charnwood Avenue, Northampton NN3 3DU

welcome to

Charnwood Avenue, Northampton

Located in the popular Weston Favell area close to local shops and schools such as the St Gregory's Primary School, Weston Favell Academy and Northampton College. Offered to the market with no onward chain, this must not be missed.



Entrance Porch

Entered via double glazed door to the side aspect, two double glazed windows to the side and rear aspect and door leading to cloakroom.

Entrance Hall

Access to loft space, doors to storage cupboards and doors to:

Cloakroom

Two double glazed obscure windows to the front and side aspects, wash hand basin, WC, tiled flooring and electric wall mounted radiator.

Lounge

10' 8" x 8' 11" (3.25m x 2.72m)

Opening in to Conservatory and radiator.

Kitchen

9' 5" x 8' 6" (2.87m x 2.59m)

Fitted kitchen comprising wall and base units with work surfaces over, one bowl stainless steel sink and drainer unit with mixer tap over, electric oven and hob with cooker hood over, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, double glazed window to the side aspect and double glazed window to the rear aspect.

Conservatory

10' 11" x 7' 6" (3.33m x 2.29m)

Double glazed window to the sides and rear aspect, double glazed French doors to the side aspect leading to garden, wall mounted electric radiator and tiled flooring.

Bedroom One

14' 3" into bay x 11' 1" (4.34m into bay x 3.38m)

Double glazed bay window to the front aspect, radiator and built in wardrobes and draws.

Bedroom Two

12' 1" x 11' 5" (3.68m x 3.48m)

Double glazed window to the front aspect and radiator.

Shower Room

Suite comprising shower enclosure, wash hand basin, WC, heated towel rail, fully tiled and double glazed obscure window to the rear aspect.

Brick Built Outbuilding

Room One

13' 5" x 9' 4" (4.09m x 2.84m)

Double glazed window to the side aspect and wall mounted electric radiator.

Room Two

10' 5" max x 7' 11" (3.17m max x 2.41m)

Double glazed window to the front aspect, wall mounted fuse board and solar panel box.

Externally

Front

Open driveway mainly block paved with gravelled areas providing off road parking for several vehicles.

Rear Garden

Decked and lawned with mature trees offering a good level of privacy.



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Charnwood Avenue, Northampton

- Two Bedrooms
- Conservatory
- Annex/Office Potential
- Driveway
- Solar Panels

Tenure: Freehold EPC Rating: D

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KIN108593 - 0005

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