





Oundle Drive, Moulton Northampton NN3 7DB



welcome to

Oundle Drive, Moulton Northampton

William H Brown are pleased to offer to the market this three-bedroom property, situated in the desired area of Moulton, offering off-road parking and great living space.













Storm Porch

Wall mounted meter box, power and light connected.

Entrance Hall

Entered via double glazed door to the front aspect, double glazed window to the front aspect, under stairs cupboard, radiator. stairs rising to first floor landing and doors to:

Lounge

15' 3" x 15' (4.65m x 4.57m) Feature fireplace with surround and radiator.

Reception Room Two

14' 11" x 7' 4" (4.55m x 2.24m) Double glazed French doors to the rear aspect.

Kitchen

16' 6" x 8' 1" (5.03m x 2.46m)

Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, electric oven and hob with cooker hood over, space for fridge/ freezer, plumbing for washing machine and double glazed window to the front aspect.

First Floor Landing

Stairs rising from entrance hall and doors leading to:

Bedroom One

11' 11" min x 8' 4" (3.63m min x 2.54m)

Two double glazed windows to the front aspect and built in wardrobe.

Bedroom Two

10' 9" max x 7' 10" (3.28m max x 2.39m)

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

Bedroom Three

10' 9" x 7' 3" plus door recess ($3.28 \text{m} \times 2.21 \text{m}$ plus door recess)

Double glazed window to the ear aspect and radiator.

Bathroom

suite comprising bath with shower attachment and mixer tap over, vanity wash hand basin, WC and double glazed obscure window to the side aspect.

Externally

Front

Open front laid with cocreate to provide off road parking and step to front door.

Rear Garden

Rear garden mainly laid to lawn with patio and gravelled area for seating and fully enclosed with timber fencing.





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- Driveway
- Desired village location
- Extended
- End-of-terrace
- Generous garden

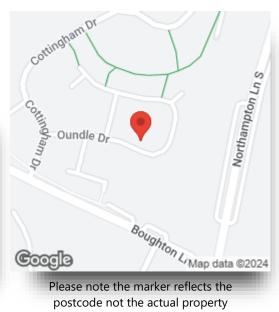
Tenure: Freehold EPC Rating: D

£275,000









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Property Ref: KIN108634 - 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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