



Cedar Road, Northampton NN1 4RN

welcome to

Cedar Road, Northampton

William H Brown are pleased to offer to the market this beautifully presented home, offering three double bedrooms, a recently landscaped garden, and a cellar. Located in the desirable area of Abington, viewing is highly advised!



Entrance Hall

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

Lounge

10' 7" x 10' 2" plus bay (3.23m x 3.10m plus bay)
Double glazed bay window to the front aspect, feature fireplace with surround and radiator.

Dining Room

13' 6" max x 11' 5" max (4.11m max x 3.48m max)
Double glazed window to the rear aspect, feature fireplace with surround, built in storage cupboard and radiator.

Kitchen

10' 6" x 7' 7" (3.20m x 2.31m)
Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, gas oven and hob with cooker hood over, space for fridge/ freezer, wall mounted combi boiler, radiator, access to cellar and double glazed window to the rear aspect.

Utility Room

7' 9" x 5' 9" (2.36m x 1.75m)
Double glazed window to the rear aspect, space for tumble dryer and plumbing for washing machine.

Downstairs Wc

Wash hand basin, WC and storage space.

Cellar

Cellar not converted used for storage purposes.

First Floor Landing

Stairs rising from entrance hall, and doors leading to:

Bedroom One

14' 5" max x 10' 4" plus storage (4.39m max x 3.15m plus storage)
Two double glazed windows to the front aspect, built in two storage cupboards, feature fireplace and radiator.

Bedroom Two

11' 3" x 7' 7" min (3.43m x 2.31m min)
Double glazed window to the rear aspect, built in storage cupboard, feature fireplace and radiator.

Bedroom Three

7' 8" plus built in wardrobe x 4' 1" (2.34m plus built in wardrobe x 1.24m)
Two double glazed windows to the side and rear aspect, built in wardrobe, feature fireplace and radiator.

Bathroom

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

Externally

Rear Garden

Mainly laid with Astro turf for easy maintenance, paved patio area for seating and paved pathway, slate boarders and gated access to the rear aspect.



view this property online williamhbrown.co.uk/Property/KIN108563



welcome to

Cedar Road, Northampton

- Beautifully-presented
- Landscaped garden
- Utility room and downstairs W/C
- Desirable location
- Three double bedrooms

Tenure: Freehold EPC Rating: D

offers over

£280,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KIN108563



Property Ref:
KIN108563 - 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