

Fairway, Northampton NN2 7JX



welcome to

Fairway, Northampton

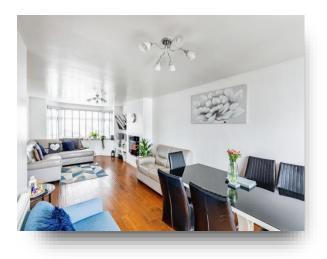
Situated in a popular area of town granting good access to local schools and shops whilst also less than 3 miles from Northampton Town Centre and Train Station. Viewing is a must!

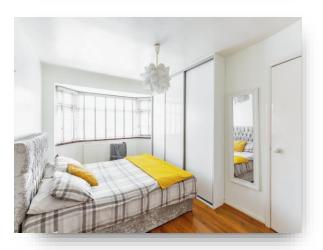












Entrance Hall

Entered via double glazed door to the front aspect, double glazed window to the rear aspect, radiator and doors leading to:

Lounge

24' 4" x 11' 3" (7.42m x 3.43m) Double glazed Bay window to the front aspect, electric fire with surround, two radiators and double glazed French doors to the rear aspect.

Kitchen

9' 8" x 7' 2" (2.95m x 2.18m)

Fitted kitchen comprising wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, electric oven with gas hob and cook hood over, double glazed window to the rear aspect and double glazed door to the rear aspect leading to conservatory.

Utility Room

Plumbing for washing machine.

Conservatory

9' 2" x 8' 8" ($2.79m \times 2.64m$) Double glazed windows to the side aspect, radiator, tiled flooring and double glazed Patio doors to the rear aspect leading to rear garden.

First Floor Landing

Stairs rising from entrance hall, radiator, access to loft space and doors leading to:

Bedroom One

15' 9" x 9' 3" (4.80m x 2.82m) Double glazed Bay window to the front aspect, built in wardrobe, door to airing cupboard and radiator.

Bedroom Two

10' 4" x 10' 3" ($3.15m \times 3.12m$) Double glazed window to the rear aspect and radiator.

Bedroom Three

10' 7" x 6' 4" (3.23m x 1.93m) Double glazed window to the front aspect and radiator.

Bathroom

Suite comprising 'P' shape bath with shower over, wash hand basin, low level WC, fully tiled and obscure double glazed window to the rear aspect.

Externally

Front

Step down to front garden mainly laid with paved patio, step to front door and fully enclosed with brick walling and fencing.

Rear Garden

Raised decked area for seating with steps down to a patio area and further steps to a large area mainly laid to lawn, outside tap, garden shed and fully enclosed with timber fencing.

Garage

20' 2" $\stackrel{~}{x}$ 8' 5" (6.15m x 2.57m) Up and over door, power and light connected and side door to rear garden.





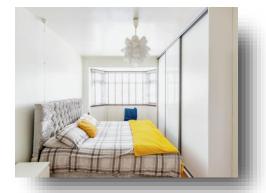
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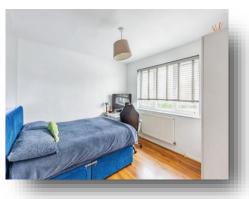
Fairway, Northampton

- Three Bedrooms
- Popular Location
- Conservatory
- Large Rear Garden
- Garage and Parking

Tenure: Freehold EPC Rating: D

£250,000





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Property Ref: KIN108913 - 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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