









welcome to

Cherry Orchard Place, Northampton

This three bedroom, semi-detached property is situated in a popular residential area and features a generous rear garden, single garage and driveway. Viewing is a must.













Entrance Hall

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

Lounge

13' 9" max x 13' 4" (4.19m max x 4.06m)

Double glazed French Doors to the rear aspect and radiator.

Kitchen

13' 7" x 8' 2" (4.14m x 2.49m)

Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink and drainer unit, electric oven and electric hob with cooker hood over, plumbing for washing machine, radiator and double glazed window to the rear aspect.

First Floor Landing

Stairs rising from the entrance hall, access to loft space, radiator and doors leading to all rooms.

Bedroom One

10' 6" x 10' 2" (3.20m x 3.10m)

Double glazed window to the rear aspect, fitted wardrobes, radiator and door leading to en suite.

En Suite

Suite comprising shower cubicle, wash hand basin, low level WC, radiator and double glazed obscured window to the side aspect.

Bedroom Two

11' 3" x 8' 3" plus door recess (3.43m x 2.51m plus door recess)

Double glazed window to the front aspect and radiator.

Bedroom Three

8' 8" x 7' 1" (2.64m x 2.16m)

Double glazed window to the front aspect, door to airing cupboard and radiator.

Bathroom

Suite comprising bath with shower over, wash hand basin, low level WC, radiator, partly tiled and double glazed obscured window to the rear aspect.

Externally

Front

Mainly laid to lawn with pathway leading to front door.

Rear Garden

Mainly laid to lawn with paved patio area fir seating, fully enclosed with timber fencing and side gated access.

Garage

19' 6" x 9' 9" (5.94m x 2.97m)

Up and over door with power and light connected.





welcome to

Cherry Orchard Place, Northampton

- Semi-detached
- Three Bedrooms
- En Suite to Master
- Driveway and Garage
- Guest Cloakroom

Tenure: Freehold EPC Rating: C

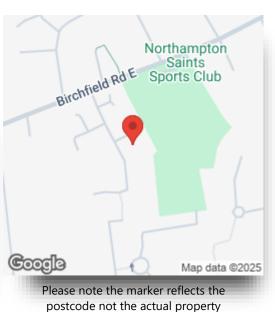
Council Tax Band: C

£270,000









view this property online williamhbrown.co.uk/Property/KIN109272



Property Ref: KIN109272 - 0003 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 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

or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are 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.





01604 719461



NorthamptonNorth@williamhbrown.co.uk



74 Kingsley Park Terrace, Kingsley, NORTHAMPTON, Northamptonshire, NN2 7HH



williamhbrown.co.uk

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.