









## welcome to

## **Brookfield Road, Northampton**

William H Brown are pleased to bring to market this wonderful two bedroom bungalow to market. The property has recently been renovated and would be ideal for those looking to downsize or first time buyers.













#### **Entrance Hall**

Entered via Composite door to the side aspect, radiator and doors leading to all rooms.

#### Kitchen

8' 4" x 7' 3" ( 2.54m x 2.21m )

Fitted kitchen comprising wall and base unit with worksurfaces over, stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, electric oven and induction hob with cooker hood over, integrated fridge/ freezer, integrated dishwasher, plumbing for washing machine, spotlights to ceiling, coving to ceiling, double glazed window to the rear aspect and opening leading to Lounge.

## Lounge

17' 8" x 10' 5" ( 5.38m x 3.17m )

Double glazed French doors to the rear aspect leading to rear garden, spotlights to ceiling, coving to ceiling and radiator.

### **Bedroom One**

11' 3" x 10' 3" ( 3.43m x 3.12m )
Double glazed Bay window to the front aspect, coving to ceiling and radiator.

### **Bedroom Two**

9' 4" x 7' 4" ( 2.84m x 2.24m )

Double glazed window to the front aspect, coving to ceiling and radiator.

### **Bathroom**

Suite comprising shower cubicle, vanity wash hand basin, low level WC, heated towel rail, aqua boards to splash back areas and double glazed obscured window to the side aspect.

## **Externally**

#### Front

Low maintenance garden mainly laid with gravel and enclosed with hedging.

#### Rear Garden

Mainly laid to lawn with decked area for seating, paved patio leading to shed and fully enclosed with timber fencing.





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## **Brookfield Road, Northampton**

- Renovated Property
- Two Bedroom
- Semi -Detached Bungalow
- Popular Location of Northampton
- Close to Local Amenities

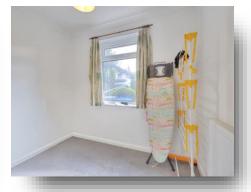
Tenure: Freehold EPC Rating: D

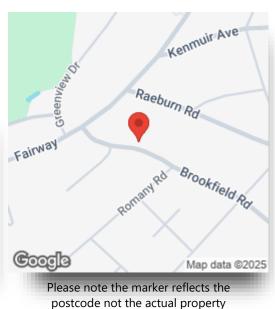
Council Tax Band: B

# £240,000









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Property Ref: KIN109318 - 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 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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