


property details **approval form**

17 Swain Court, Northampton, Northamptonshire, NN3 8HT

Date: 20 November 2025

Property Ref and Version: KIN109349 - 0001



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Long Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 74 Kingsley Park Terrace, Kingsley, NORTHAMPTON, Northamptonshire, NN2 7HH

T 01604 719461 **E** NorthamptonNorth@williamhbrown.co.uk

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>> **price**

£210,000

Tenure: Freehold

>> **key features**

- > Chain Free
- > Terrace Property
- > Three Bedrooms
- > Front and Rear Garden
- > Off Road Parking
- > First Time Buyer Opportunity
- > EPC Rating: C

>> **short description**

William H Brown are pleased to bring to market this three bedroom terrace property, which comes chain free, ideal for first time buyers and investors. It's close to local amenities and is in a popular location of Northampton.

>> **long description**

This terrace home comprises a generously proportioned living room and hallway. It features a kitchen/diner along with a rear utility entrance that provides access to the garden. Upstairs, you'll find three generously sized double bedrooms, along with a family bathroom.

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>> room description

Entrance Hall

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

Lounge

13' 6" x 12' 5" (4.11m x 3.78m)

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

Dining Room

11' 6" x 9' 3" (3.51m x 2.82m)

Double glazed window to the rear aspect, wall mounted boiler, coving to ceiling, radiator, opening to the kitchen and door leading to rear hallway.

Kitchen

8' 2" x 6' 9" (2.49m x 2.06m)

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, space for oven, gas hob, plumbing for washing machine, space for fridge/ freezer and double glazed window to the rear aspect.

Rear Hallway

Double glazed door to the side aspect leading to rear garden.

First Floor Landing

Stairs rising from entrance hall, door to storage cupboard, access to loft space and doors leading to all rooms.

Bedroom One

16' 6" x 12' 3" (5.03m x 3.73m)

Double glazed window to the front aspect and radiator.

Bedroom Two

12' 3" x 10' 7" (3.73m x 3.23m)

Double glazed window to the rear aspect and radiator.

Bedroom Three

7' 6" x 7' 4" (2.29m x 2.24m)

Double glazed window to the front aspect and radiator.

Bathroom

Suite comprising bath with electric shower, tap and hand held shower attachment over, wash hand basin, low level WC, fully tiled and double glazed obscured window to the rear aspect.

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>> **room description**

Externally

Front

Open frontage with small grassed area with pathway leading to front door.

Rear Garden

Mainly laid to lawn, with paved patio area for seat, shed, pathway leading to rear gated access and fully enclosed with timber fencing.

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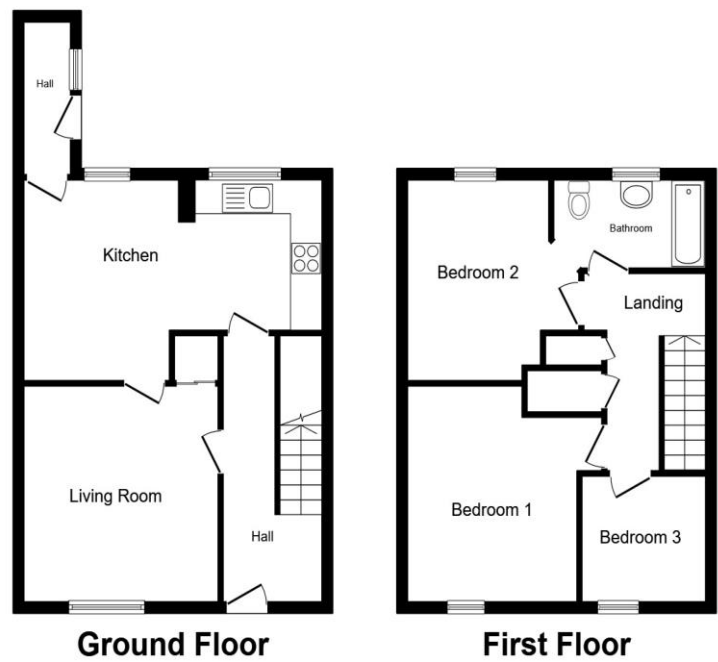
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>> floor plan



Total floor area 88.5 m² (953 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature **Date**

Jade Price		20/11/2025
Mr P.B. Khan		

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