



**Moore Street, Northampton NN2 7HU**



**welcome to**

**Moore Street, Northampton**

Situated in the ever popular 'Poets Corner' close to local shops, schools and eateries, this two bedroom terraced property would make an ideal first purchase or investment. Presented in good decorative order throughout and featuring a generous rear garden.



### Entrance Hall

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

### Lounge/ Diner

22' 4" x 11' 4" ( 6.81m x 3.45m )

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

### Kitchen

17' 9" x 17' 3" ( 5.41m x 5.26m )

Fitted kitchen comprising wall and base units with worksurface over, stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, space for Range style cooker with hob and stainless steel cooker hood over, space for fridge/ freezer, plumbing for dishwasher, plumbing for washing machine, double glazed window to the rear aspect and double glazed door to the side aspect.

### First Floor Landing

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

### Bedroom One

14' 2" x 10' 2" ( 4.32m x 3.10m )

Double glazed window to the front aspect and radiator.

### Bedroom Two

11' 9" x 8' 7" ( 3.58m x 2.62m )

Double glazed window to the rear aspect and radiator.

### Bathroom

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

### Externally

#### Front

Small open frontage with shrubs with low level dwarf brick wall and pathway leading to front door.

#### Rear Garden

Mainly laid to lawn with paved patio area for seating and garden shed.



***view this property online*** [williamhbrown.co.uk/Property/KIN108879](http://williamhbrown.co.uk/Property/KIN108879)



**welcome to**

## **Moore Street, Northampton**

- Two Double Bedrooms
- Through Lounge/Diner
- Study/Office
- Generous Rear Garden
- Gas Central Heating

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£210,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/KIN108879](http://williamhbrown.co.uk/Property/KIN108879)



Property Ref:  
KIN108879 - 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](mailto:NorthamptonNorth@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**