



Newington Road, Northampton NN2 7TF

welcome to

Newington Road, Northampton

An investment opportunity comprising a terraced three bedroom property being currently rented out and an adjoining building plot with planning permission for a three bedroom end terraced property situated in close proximity of all good amenities. Accommodation comprises entrance hall, lounge, dining room, fitted kitchen, shower room, three bedrooms and bathroom. Garden to the rear.

Entrance Hall

Obscure double glazed window and door, stairs rising to first floor landing, doors to lounge and inner hallway and radiator.

Cloakroom

Cloakroom comprises wash hand basin, low level WC and extractor fan.

Lounge

10' 7" max x 7' 11" + bay (3.23m max x 2.41m + bay)
Double glazed bay window to the front aspect and radiator.

Inner Hallway

Doors leading to dining room and kitchen.

Dining Room

14' 8" x 7' 10" (4.47m x 2.39m)
Double glazed window to the rear aspect and radiator.

Kitchen

11' 10" x 8' 7" (3.61m x 2.62m)
A fitted kitchen comprising a range of base and wall mounted storage units with work surfaces over, stainless steel sink and drainer with mixer taps, electric cooker point, plumbing for washing machine, space for white goods, under stairs storage cupboard, radiator, extractor fan, double glazed window to the side aspect and part double glazed door to side aspect and door to shower room.

Shower Room

Briefly comprises shower tray with electric shower over, tiled floor, heater and door into cloakroom.

First Floor Landing

Stairs rising from entrance hall to first floor landing with loft access and doors to bedrooms and bathroom.

Bedroom One

13' 10" max x 10' 6" (4.22m max x 3.20m)
Double glazed window to front aspect and radiator.

Bedroom Two

11' 11" x 8' 4" (3.63m x 2.54m)
Double glazed window to rear aspect and radiator.

Bedroom Three

8' 7" x 7' 4" + door recess (2.62m x 2.24m + door recess)
Double glazed window to rear aspect and radiator.

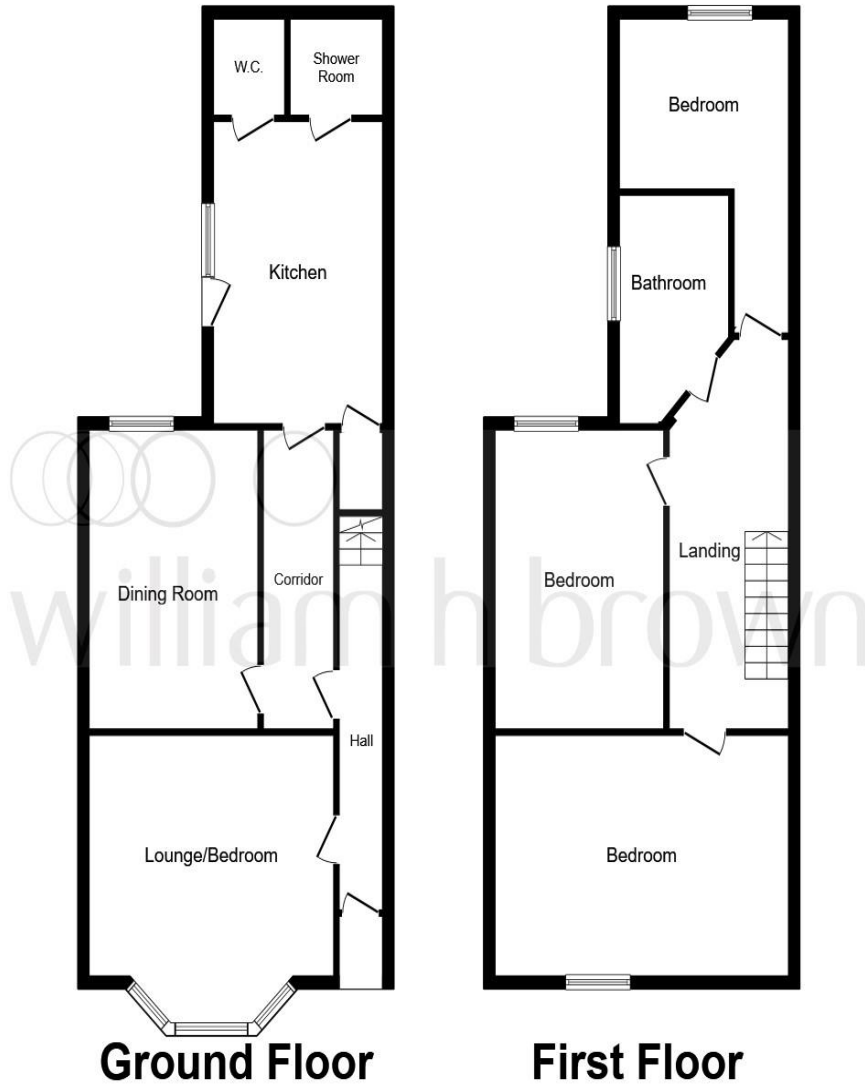
Bathroom

7' 8" max x 5' 5" (2.34m max x 1.65m)
Obscure double glazed window to the side aspect and bathroom suite comprising bath with electric shower over, wash hand basin, low level WC, fully tiled walls, extractor fan and heater.

Externally

Rear Garden

Fully enclosed with fencing.



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). Plan produced for William H Brown. Powered by www.focalagent.com

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Newington Road, Northampton

- Investment Opportunity
- Terraced Property With Adjoining Building Plot
- Three Bedrooms
- Shower Room & Bathroom
-

Tenure: Freehold EPC Rating: D

guide price

£280,000

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Property Ref:
KIN106887 - 0010

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