



**Cedar Road, Northampton NN1 4RN**

**welcome to**

**Cedar Road, Northampton**

Currently let out on a multiple occupancy basis this property offers a fantastic investment or indeed would make a lovely family home with little or no work. Available with no onward chain, call us now for a viewing!



### **Entrance Hall**

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

### **Living Room**

10' 9" x 10' 7" ( 3.28m x 3.23m )

Double glazed bay window to the front aspect.

### **Dining Room**

11' 6" x 11' 4" ( 3.51m x 3.45m )

Double glazed window to the rear aspect.

### **Kitchen**

11' 6" x 8' 1" ( 3.51m x 2.46m )

Fitted kitchen comprising wall and base units with work surfaces over, inset one and a half bowl stainless steel sink and drainer unit with mixer tap over, built in electric oven with gas hob and extractor hood over, breakfast bar area, double glazed window to the side aspect, door through to the utility room and door down to the cellar.

### **Utility Room**

8' 7" x 5' 3" ( 2.62m x 1.60m )

Wall and base units with work surfaces over, one bowl stainless steel sink and drainer unit with mixer tap over, plumbing for a washing machine and double glazed window to the side aspect.

### **Cellar**

Accessed from a staircase from the kitchen, this would make a useful storage space or possible conversion (subject to relevant permission and regulations)

### **Cloakroom**

Low level WC.

### **First Floor Landing**

Stairs rising from entrance hall and doors to:

### **Bedroom One**

14' 4" x 10' 7" ( 4.37m x 3.23m )

Two double glazed windows to the front aspect.

### **Bedroom Two**

11' 6" x 8' 9" ( 3.51m x 2.67m )

Double glazed window to the rear aspect and radiator.

### **Bedroom Three**

10' 4" x 8' 1" ( 3.15m x 2.46m )

Double glazed window to the rear aspect, built in wardrobe and storage and radiator.

### **Shower Room**

Obscure double glazed window to the side aspect, shower enclosure with shower attachment, low level WC, wash hand basin and tiling to splashback areas.

### **Externally**

### **Rear Garden**

A low maintenance garden mainly laid with gravel with a inset feature paved patio area for seating and a block paved footpath leading the rear with gated access.



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welcome to

## Cedar Road, Northampton

- Three Generous Bedrooms
- Two Reception Rooms
- Modern Re-fitted Kitchen
- Separate Utility Room
- Guest Cloakroom

Tenure: Freehold EPC Rating: D

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KIN108384 - 0004

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