









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" \times 8' 9" ($3.51m \times 2.67m$) 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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Cedar Road, Northampton

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

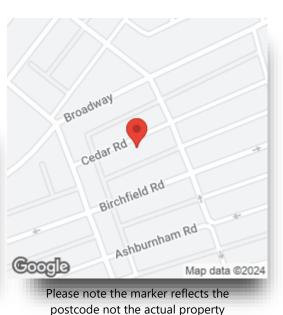
Tenure: Freehold EPC Rating: D

£250,000









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Property Ref: KIN108384 - 0004 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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