









welcome to

Perceval Close, Northampton

A well presented terraced three bedroom property situated within the Duston area of Northampton, in close proximity of all good amenities and schools.













Entrance Hall

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

Cloakroom/ Utility Room

6' 9" x 5' 5" (2.06m x 1.65m)

Obscure double glazed window to the front aspect, wash hand basin, low level WC, base units with work surfaces over and plumbing for washing machine.

Lounge/ Diner

21' 4" x 11' 1" max (6.50m x 3.38m max)

Double glazed window to the front aspect, two radiators, archway leading to kitchen/ diner and double glazed French door to the rear aspect leading to garden.

Kitchen

10' 8" x 8' 8" (3.25m x 2.64m)

Fitted kitchen comprising wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer unit, tiling to splashback areas, electric oven and gas hob with cooker hood over, plumbing for dishwasher, space for fridge/ freezer, double glazed window to the rear aspect and double glazed door to the rear aspect leading to rear garden.

First Floor Landing

Doglegged staircase rising from entrance hall, door to cupboard, access to loft space and doors to:

Bedroom One

12' 3" x 10' 3" (3.73m x 3.12m) Double glazed window to the rear aspect and radiator.

Bedroom Two

11' 3" x 9' 2" (3.43m x 2.79m)

Double glazed window to the rear aspect and radiator.

Bedroom Three

9' x 8' 6" (2.74m x 2.59m)

Double glazed window to the front aspect and radiator.

Bathroom

Suite comprising bath with electric shower over and glass screen, wash hand basin, low level WC, partly tiled, door to storage cupboard housing central heating boiler, radiator and obscure double glazed window to the front aspect.

Externally

Front

Mainly laid to lawn with pathway leading to front door and part enclosed with hedging.

Rear Garden

Mainly laid to lawn with paved patio area, well stocked borders, outside tap and socket, paved pathway leading to rear gated access to communal parking area and fully enclosed with timber fencing.





Perceval Close, Northampton

- A well presented terraced property
- Three bedrooms
- Modern fitted kitchen
- Cloaks/utility room
- Lounge/diner

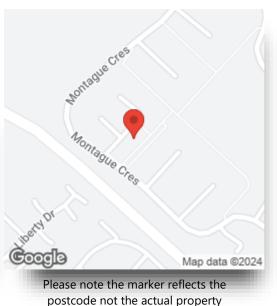
Tenure: Freehold EPC Rating: Awaited

£230,000









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Property Ref: NMS114547 - 0003 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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