









welcome to

Cameron Crescent, Northampton

A semi detached two bedroom bungalow situated within a popular area of Duston, in need of refurbishment and scope for loft conversion and extending (subject to relevant planning regulations).













Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Storm Porch

Entrance Hall

Entered via double glazed part obscure door to the side aspect, radiator, access to loft space, wall mounted central heating thermostat and doors leading to:

Lounge

14' 9" plus bay x 9' 9" (4.50m plus bay x 2.97m) Double glazed bay window to the front aspect, coving to ceiling, radiator and a disconnected gas baxi boiler.

Kitchen

10' 4" x 7' 9" (3.15m x 2.36m)

Fitted kitchen comprising wall and base units with work surfaces over and upstands, stainless steel sink and drainer unit, gas and electric cooker points, space for fridge/ freezer, wall mounted hot water and central heating boiler, double glazed window to the rear aspect and double glazed door to the rear aspect leading to rear garden.

Bedroom One

14' 3" \times 8' 1" up to wardrobes (4.34m \times 2.46m up to wardrobes)

Double glazed window to the rear aspect, fitted wardrobes, coving to ceiling and radiator.

Bedroom Two

9' 3" x 7' 9" (2.82m x 2.36m)

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

Bathroom

Double glazed obscure window to the side aspect, suite comprising bath, wash hand basin, WC, radiator, coving to ceiling, partly tiled and radiator.

Externally

Front

Gravelled frontage with pathway to the side aspect leading to front door fully enclosed with brick walling and fencing with gated access.

Rear Garden

Low maintenance garden mainly laid with paved patio with gravelled areas and fully enclosed with timber fencing with side gated access.





Cameron Crescent, Northampton

- Semi detached bungalow
- Two bedrooms
- In need of refurbishment
- Scope for loft conversion and extending (subject to relevant planning regulations
- Gas radiator central heating

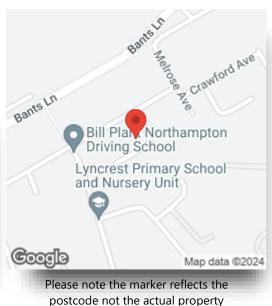
Tenure: Freehold EPC Rating: C

£180,000









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Property Ref: NMS114301 - 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.





01604 632322



Northampton@williamhbrown.co.uk



9 Bridge Street, NORTHAMPTON, Northamptonshire, NN1 1NH



williamhbrown.co.uk

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.