



Cambridge Street, Northampton NN2 6DN

welcome to

Cambridge Street, Northampton

NOTICE OF OFFER 41 CAMBRIDGE STREET, NORTHAMPTON, NN2 6DN: We advise that an offer has been made for the above property in the sum of £157,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.



Entrance Hall

Entered via part obscure glazed door to the front aspect, double glazed obscure glazed window to front, radiator, door to dining area, stairs rising to first floor landing.

Lounge

10' 4" x 10' 8" max (3.15m x 3.25m max)
Double glazed window to the front aspect, cast iron fireplace with tiled inset with surround and mantle over and hearth, picture rail, leading through to dining area.

Dining Area

11' 5" x 11' 2" (3.48m x 3.40m)
Double glazed window to rear aspect, cast iron fireplace with surround and mantle over and hearth, door to kitchen.

Kitchen

10' 9" x 7' 4" (3.28m x 2.24m)
Fitted kitchen comprising wall and base units with work surfaces over, one and a half bowl sink and drainer unit, tiling to splashback areas, gas cooker point, space for fridge/ freezer, plumbing for washing machine, wall mounted combi boiler, double glazed window to the side aspect and double glazed door to the side aspect, doorway to storage area and stairs to cellar.

Cellar

First Floor Landing

Stairs rising from entrance hall, access to loft space and doors to bedrooms and bathroom.

Bedroom One

13' 2" min x 10' 4" (4.01m min x 3.15m)
Double glazed window to the front aspect, cast iron fireplace with surround and mantle over with hearth, built in cupboard and radiator.

Bedroom Two

11' 5" x 9' 2" max (3.48m x 2.79m max)
Double glazed window to the rear aspect, cast iron fireplace with surround and mantle over with a

hearth and radiator.

Bathroom

10' 4" x 7' 5" (3.15m x 2.26m)
Four piece suite comprising shower cubicle, bath with mixer tap over with shower attachment, wash hand basin, WC, radiator, part tiled walls and obscure double glazed window to the rear aspect.

Externally Rear Garden

Fully enclosed, patio area with lawned garden and patio area, outside tap.



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welcome to

Cambridge Street, Northampton

- Mid terraced property
- Lounge/diner
- Two double bedrooms
- Bathroom
- Vacant Possession

Tenure: Freehold EPC Rating: D

£157,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NMS114621 - 0005

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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