



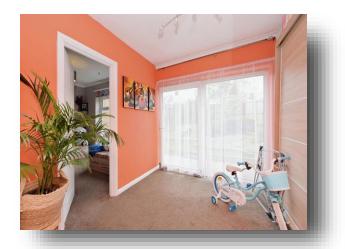


welcome to

Ham Meadow Drive, Northampton

A well presented extended end terraced property, offering versatile living, situated within a cul de sac location within Ecton Brook, in close proximity of all good amenities, schools and road links.













Storm Porch

Entrance Hall

Double part obscure glazed door to front aspect, stairs to first floor landing, door to inner hallway.

Inner Hallway

Doors to shower room and open plan lounge area, understairs storage.

Shower Room

7' 6" x 3' 2" (2.29m x 0.97m) Low level WC, wash hand basin, shower cubicle, heated towel rail, shaver point, part tiled walls.

Lounge

13' $3'' \times 10' \cdot 4'' (4.04 \text{m} \times 3.15 \text{m})$ opening to kitchen /diner, archway to study area, radiator.

Kitchen/Diner

19' 7" x 7' 7" min (5.97m x 2.31m min)

Double glazed window to front aspect, fitted kitchen with wall and base units with work surfaces over, stainless steel sink and drainer, electric cooker point, plumbing for washing machine, space for fridge/freezer, breakfast bar.

Study Area

9' 8" x 8' 1" (2.95m x 2.46m) Double glazed patio doors, door to bedroom.

Bedroom

10' 9" x 8' 10" ($3.28m \times 2.69m$) Double glazed window to rear aspect, radiator

First Floor Landing

Stairs from entrance hall, loft access, storage cupboard housing hot water and central heating boiler, doors leading to:

Bedroom One

13' 4" x 10' 7" (4.06m x 3.23m)
Double glazed window to rear aspect, radiator, coving to ceiling.

Bedroom Two

10' 4" x 6' 9" (3.15m x 2.06m) Double glazed window to rear aspect, radiator, coving to ceiling.

Bedroom Three

7' 6" x 6' 1" (2.29m x 1.85m) (currently using as a kitchenette) Internal single obscure glazed window, wall and base units with work surfaces, space for fridge freezer, eclectic heater.

Shower Room

9' 3" x 5' 8" (2.82m x 1.73m)

Two double obscure glazed windows to front aspect, shower cubicle, wash hand basin, low level WC, heated towel rail, plumbing for washing machine, fully tiled walls.

Front Garden

Part picket fence enclosed, gravelled frontage.

Rear Garden

Fully enclosed with side gated access with fencing, paved patio area, lawned and gravelled with some mature shrubs.





welcome to

Ham Meadow Drive, Northampton

- Well presented extended end terraced property
- Cul de sac location
- Versatile accommodation
- Open plan living
- Three/four bedrooms

Tenure: Freehold EPC Rating: E

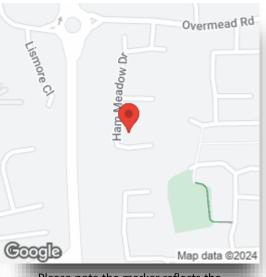
offers in excess of

£220,000









Please note the marker reflects the postcode not the actual property

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