



Ham Meadow Drive, Northampton NN3 5AG

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" x 10' 4" (4.04m x 3.15m)

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 x 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.



check out more properties at williamhbrown.co.uk



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

check out more properties at williamhbrown.co.uk



Property Ref:
NMS114491 - 0007

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.

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.

Not for marketing purposes INTERNAL USE ONLY



01604 632322



Northampton@williamhbrown.co.uk



9 Bridge Street, NORTHAMPTON,
Northamptonshire, NN1 1NH



williamhbrown.co.uk