

Moore Street, Northampton Northamptonshire NN2 7HU



£192,000

This two bedroom Victorian property is situated in Poets Corner in the Kingsley area of Northampton.

The area has easy access to the Town Centre as well as retail outlets and restaurants as well as being a short walk away from the picturesque Race Course Park. The property has a unique style with a spacious L shape kitchen/diner with views to the garden and a cosy lounge with feature fireplace. The upstairs has two double bedrooms and a family bathroom with double glazing throughout. This is an excellent first time buy or rental investment.

Enter via

Upvc double glazed door into hallway.

Hallway

Single panel radiator, stairs to first floor, stripped wooden doors to lounge, kitchen/diner and cupboard.

**Lounge**

11'10 x 11'6 (3.61m x 3.51m)

Upvc double glazed window to front elevation, feature fireplace with mantle and tiled hearth.





Kitchen/Diner

16'10 x 9'8 narrowing to 6'1 (5.13m x 2.95m narrowing to 1.85m)

L shaped kitchen/diner with a range of base and eye level white high gloss units with stainless steel sink and drainer with mixer tap over, electric hob, electric oven with extractor fan over, tiled to heat and water sensitive areas, double glazed window to rear elevation, frosted double glazed door to rear, dining area has double glazed window to rear elevation, double panel radiator and built in cupboard.

Landing

Doors to two bedrooms and bathroom with loft access.



Bedroom One

13'10 x 9'1 (4.22m x 2.77m)

Enter via stripped wooden door, two upvc double glazed windows to front elevation, double panel radiator and feature fireplace.

Bedroom Two

10'1 x 9'1 (3.07m x 2.77m)

Upvc double glazed window to rear elevation, single panel radiator and built in cupboard.



Bathroom

A three piece suite with panelled bath with shower over, low level w/c, pedestal wash hand basin, single panel radiator, frosted upvc double glazed window to rear elevation and tiled to three quarter height around the bath.



Garden

Mainly laid to lawn with patio area to two side and enclosed by brick wall with an outhouse.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

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