

Southwood Hill, Northampton NN4 8SG



£217,500

Offered for sale chain free is this well presented three bedroom mid terrace home that is situated in a popular residential location and represents an ideal purchase for first time buyers, families or investors alike.

The accommodation comprises an entrance hall leading into a spacious living room with contemporary flooring creating a welcoming living space. To the rear is a modern fitted kitchen featuring modern units with integrated oven and hob. To the first floor are three well proportioned bedrooms, including a generous main bedroom, along with a modern family bathroom fitted with a white suite which includes a panelled bath with shower over. The property is neutrally decorated throughout.

Externally, the property benefits from an enclosed low maintenance rear garden with patio area, ideal for outdoor seating and entertaining. Further benefits include gas central heating, uPVC double glazing and on street parking. Conveniently located close to local amenities, schools and transport links, this freehold home is offered chain free and early viewing is highly recommended.

Enter Via:

uPVC door with double glazed inserts into:





Lounge/Diner

25'4" x 9'11" (7.742 x 3.036)

Double glazed windows to front and rear, wood effect flooring and arch between the dining and lounge area.



Kitchen

9'1" x 9'3" (2.781 x 2.839)

The kitchen is fitted with a modern range of white gloss wall and base units, complemented by contrasting worktops and a stylish tiled splashback. It benefits from an integrated oven with extractor hood, stainless steel sink positioned beneath a large window and ample cupboard space for everyday storage. The layout is practical and well proportioned.

**Bedroom One**

13'3" x 8'8" (4.039 x 2.643)

Double glazed window and radiator.

**Bedroom Two**

11'5" x 8'2" (3.481 x 2.499)

Double glazed window and radiator.

**Bedroom Three**

8'2" x 7'3" (2.493 x 2.232)

Double glazed window and radiator.

**Bathroom**

The bathroom is fitted with a modern white suite comprising a low level WC, vanity wash hand basin with storage below, and a panelled bath with glazed shower screen. Finished with contemporary wall tiling and a hard wearing vinyl floor.



Rear Garden

To the rear is a low maintenance, enclosed outdoor area laid mainly to patio, providing a practical space for seating or outdoor use. The garden benefits from gated access and artificial grass.

Energy Efficiency Rating	
	Current
	Potential
Very energy efficient - lower running costs	
(92 plus) A	90
(81-91) B	78
(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 (CO ₂) Rating	
	Current
	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC