

OUTSIDE

Small front garden with raw tire fencing and path to front door.

REAR GARDEN

Landscaped rear garden has patio area, artificial lawn area and shed which is enclosed by wood panel fencing. Pedestrian gate leading from car park to the rear of the garden. The rear garden is private and there is off road parking. The off road parking to the rear of the property is entered through remote controlled gate and there is one allocated parking spaces.



SERVICES

Gas, water and electric connected.

COUNCIL TAX

Tax Band D.

AGENTS NOTE

Upton Management Estate Charge: Approximately £300 pa. This would need to be verified by your chosen representative

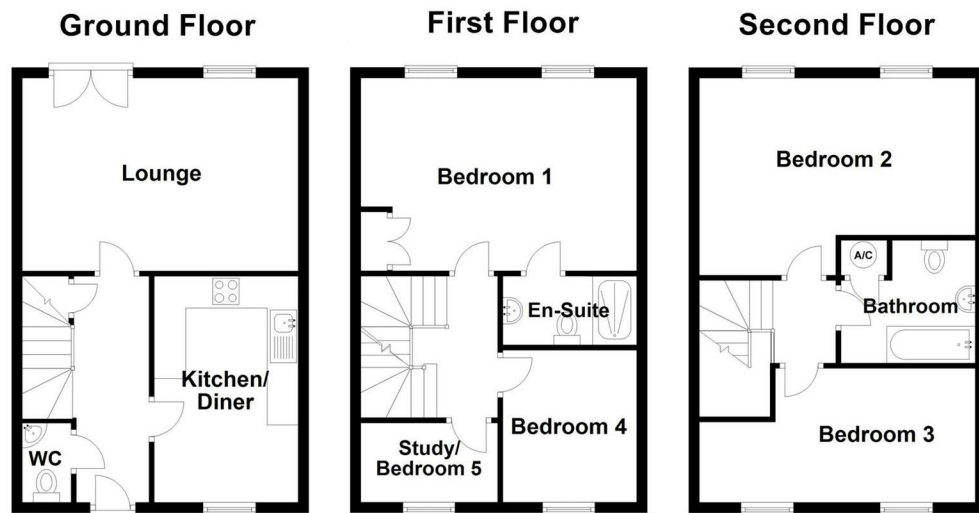
LOCAL AMENITIES

The Upton area has retail shops, schools, children play area and Upton Country Park. The property is situated within walking distance from Sixfields Leisure Area which provides Cinema, Restaurants, Fitness Centre, Sainsburys Supermarket and other Retail Outlets. With good public transport links, Motorway access to M1 and situated 3 miles from Northampton town centre and 4 miles from Northampton train station.

HOW TO GET THERE

From Northampton town centre proceed in a westerly direction along the A4500 Weedon Road to the roundabout junction with Tollgate Way and take the first exit onto Upton Way. Turn right at the second roundabout into High Street, Upton and then take the first turning on the right into Webb Drive leading to Black Cat Drive where the property can be found on the opposite side on the left hand side.

25 Black Cat Drive, Northampton, NN5 4EA

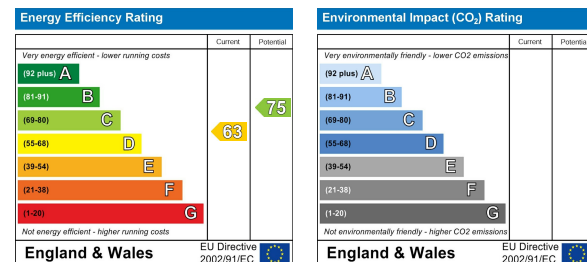


Not to scale. For illustrative purposes only

Asking Price £325,000 Freehold

A modern five bedroomed, three storey, mid terrace townhouse situated on a quiet drive in the popular residential area of Upton. This spacious accommodation comprises entrance hall, cloakroom, kitchen/diner with built-in appliances and lounge. To the first floor are three bedrooms with en suite to the master bedroom and to the second floor is two further double bedrooms and a family bathroom. Outside is a front garden and the landscaped rear garden is mainly laid to patio and artificial lawn. There is also secure allocated parking to the rear of the property. The property is being sold with vacant possession and no upper chain.

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ACCOMMODATION

ENTRANCE HALL

Enter via hardwood front door with obscure glass window above, stairs to first floor and under stairs storage cupboard. Wood flooring, radiator and doors to:-



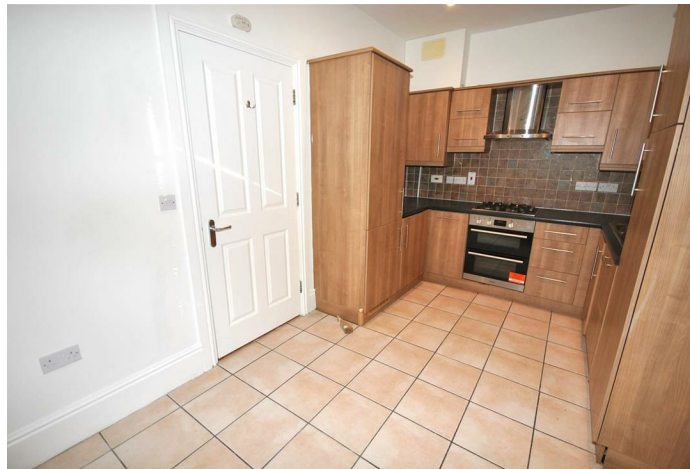
CLOAKROOM

Comprises WC, wash hand basin, radiator and extractor.

KITCHEN/DINER

14'0 x 8'9

Fitted with a range of base and eye level units, roll top work surfaces, tiled splashback, stainless steel sink and drainer with chrome mixer tap. Built-in oven and grill, extractor, dishwasher, fridge/freezer and washing machine. Cupboard housing the wall mounted gas boiler. Tiled flooring, space for a table, radiator and wooden double glazed sash window to front.



LOUNGE

17'1 x 12'0

Wood flooring, stone fireplace and hearth with electric fire. Radiator, wooden double glazed windows and French doors to rear garden.



FIRST FLOOR

LANDING

Radiator, stairs to second floor and doors to:-

BEDROOM ONE

17'1 x 12'0

Two wooden double glazed windows to rear, two radiators and built-in double wardrobe. Door to:-



EN SUITE

8'0 x 4'5

Comprises WC, wash hand basin and double shower cubicle with glass door and shower. Tiled splashbacks, radiator, shaver point and extractor.



BEDROOM FOUR

9'2 x 8'1

Wooden double glazed sash window to front and radiator.



BEDROOM FIVE / STUDY

8'8 x 5'0

Wooden double glazed sash window to front and radiator.



LANDING

Radiator and doors to:-

BEDROOM TWO

17'1 x 12'1

Two uPVC wooden double glazed windows to rear, two radiators and loft access.



BEDROOM THREE

17'1 x 8'3

Two wooden double glazed sash windows to front and two radiators.



BATHROOM

8'1 x 8'0

Comprises WC, wash hand basin and panelled bath with shower attachment. Radiator, tiled splashback and airing cupboard housing the hot water tank and extractor.



For further information on viewing call 01604 230222