



COUNCIL TAX

West Northamptonshire Council - Band B

LOCAL AMENITIES

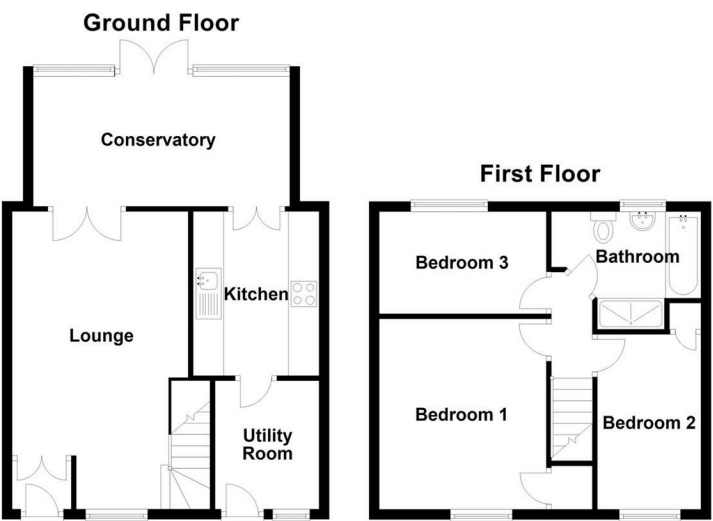
The centre of Kingsthorpe offers many facilities including Supermarkets, Library, Off Licence, Post Office, a selection of Public Houses and Restaurants, along with various other retail outlets. Local schools include Kingsthorpe Village Primary School, Kingsthorpe Grove Primary School and All Saints CEVA Primary School in Boughton Green Road. Secondary education is available at Kingsthorpe Community College also on Boughton Green Road.

HOW TO GET THERE

From Northampton town centre take the Barrack Road towards Kingsthorpe Centre. At the junction with

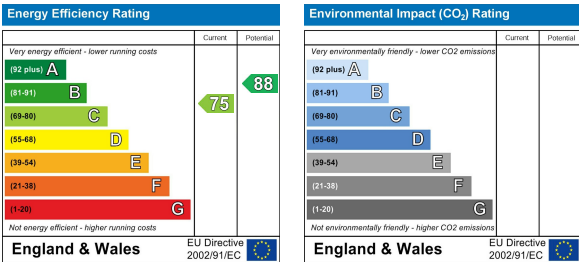
Waitrose and traffic lights turn right into Cranford Road and second right into West Ridge. At the end of the road at the mini roundabout turn right into Eastern Avenue South.

DOIRM03102024/9841



Not to scale. For illustrative purposes only

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



61 Eastern Avenue South, Kingsthorpe, Northampton, NN2 7BE



Asking Price £210,000 Freehold

A mature terraced house situated within the Kingsthorpe area of town. The property accommodation is set over two floors and comprises; entrance, sitting/dining room, conservatory, kitchen and utility room on the ground floor. On the first floor are three bedrooms and a family bathroom. Outside is an enclosed low maintenance rear garden and off road parking to the front of the property. There is double glazing and gas to radiator heating.

61 Eastern Avenue South, Kingsthorpe, Northampton, NN2 7BE

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Enter via double glazed front door to entrance and glazed double doors to sitting room.

SITTING/DINING ROOM

19'5 x 11'5

Dual aspect room with double glazed window to front aspect and glazed double doors to conservatory. Staircase ascending to first floor. Radiator.



CONSERVATORY

16'7 x 8'2

Twin double glazed windows to rear aspect and French doors to rear garden. Radiator. Glazed double doors to kitchen.



KITCHEN

11'5 x 8'2

Base and eye level units comprising; stainless steel one and a half bowl single drainer sink unit with mixer tap and cupboard under. Plumbing for washing machine. Built-in gas hob with stainless steel canopy extractor fan over and electric oven. Wood block work surfaces and tiled splash back areas. Tiled floor. Glazed door to utility.



UTILITY

8'10 x 6'6

Double glazed window to front aspect and double glazed door to front. Tiled floor. Radiator.

FIRST FLOOR

LANDING

Access to loft space. Doors to:-

BEDROOM ONE

12'3 x 10'1

Double glazed window to front aspect with radiator under.



BEDROOM TWO

11'4 x 6'6

Double glazed window to front aspect. Radiator. Built-in cupboard.



BEDROOM THREE

10'0 x 6'9

Double glazed window to rear aspect with radiator under.



BATHROOM

Four piece white suite comprising; panelled bath with mixer tap and shower attachment. Shower cubicle, pedestal wash hand basin and low flush wc. Tiled walls. Frosted double glazed window to rear aspect. Door to cupboard housing gas boiler.

OUTSIDE

REAR GARDEN

Paved patio area with brick retaining wall and steps up to block paved central terrace with raised gravel area. Garden shed. Enclosed by fencing and not directly overlooked.



OFF ROAD PARKING

There is parking to the front of the property.

SERVICES

Mains water, drainage, gas and electric are connected. (These have not been tested)

For further information on viewing call 01604 230222