

COUNCIL TAX

Council Tax Band - C

LOCAL AMENITIES

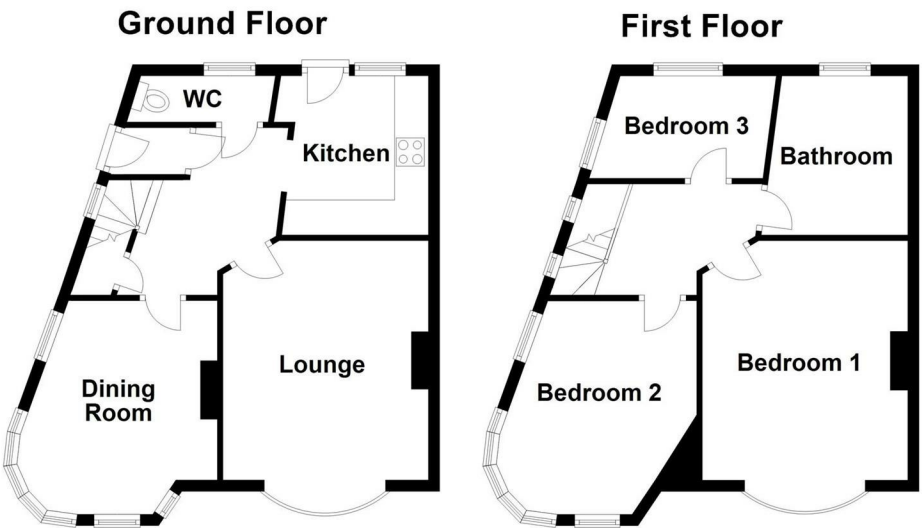
The centre of Kingsthorpe offers many facilities including Supermarkets, Library, Off Licence, Post Office, a selection of Public Houses and a Restaurant along with various other retail outlets. There is a bus service from the Welford Road to and from Northampton town centre. Local schools include Kingsthorpe Village Primary School, Boughton 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 A508 Barrack Road towards Kingsthorpe. At the traffic lights junction

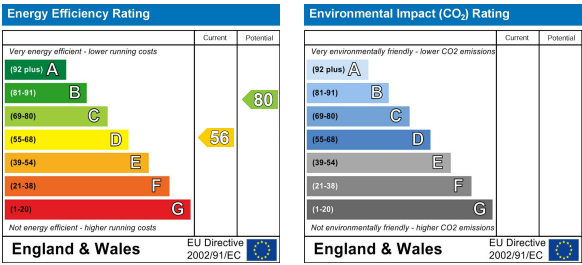
with Aldi proceed over the traffic lights and take the first turning on the right hand side into Osborne Road. Take the next right into Clarence Avenue and proceed to the end where the property can be found on the left hand side.

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Not to scale. For illustrative purposes only

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2 Clarence Avenue, Northampton, NN2 6NZ



Asking Price £260,000 Freehold

A well presented and unique three bedroom end of terrace property with character and individual features, including a double height stained glass window and corner bay windows to both dining room and bedroom two. The ground floor comprises entrance hall, cloakroom, modern kitchen, lounge, light and airy dining room and access to the cellar. On the first floor there are three bedrooms and a four piece bathroom suite. To the rear of the property is a walled garden with gated pedestrian access and access to the single garage.



# 2 Clarence Avenue, Northampton, NN2 6NZ

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

Timber entrance door with stained glass insert and leaded glass above. a glazed timber door to:

#### ENTRANCE HALL

There is a stained glass double height window, wooden flooring and radiator. Stairs rise to first floor landing and there is a door to cellar and doors to:



#### LIVING ROOM

13'11 x 11'11

There is a uPVC double glazed bay window, three radiators and fireplace with decorative surround.



#### DINING ROOM

12'05 x 11'09

This light and airy room features a curved part double glazed and part stained glass window and there is an inset log burner.



#### KITCHEN

9'03 x 7'09

Fitted in a range of floor and wall mounted cupboards with laminate work surfaces and stainless steel sink and drainer. There is an integrated oven, four ring gas hob and extractor. There is a space for a fridge freezer and plumbing for a washing machine, together with double glazed window and a door leading to the garden



#### CLOAK ROOM

Fitted with a wall mounted wash hand basin and low level WC. Wall mounted Ideal boiler.

#### CELLAR

With power and lighting

#### FIRST FLOOR

The landing has access to loft space, two stained glass windows to front elevation and doors to all first floor rooms.

#### BEDROOM ONE

13'11 x 11'03

There is a double glazed bay window to side elevation, three radiator and picture rail.



#### BEDROOM TWO

12'08 x 12'05

This room features a large curved part stained glass and part double glazed window and radiator.



#### BEDROOM THREE

7'11 x 6'00

With stained glass window to front elevation and radiator.



#### BATHROOM

9'03 x 8'07

The fully tiled bathroom is fitted in a four piece suite comprising; Low level WC, pedestal wash hand basin, shower cubicle and bath with mixer tap and shower attachment over.

#### OUTSIDE

There is an wrought Iron gate and path to front door. A pathway leads to the other side of the property with established shrubs, gravel area and enclosed by fencing.

The rear garden has a path leading to rear pedestrian access and single garage. The remainder is laid to lawn with established border. It is fully enclosed by brick wall.

#### GARAGE/STORE

Brick built garage.



#### SERVICES

All main services are connected with heating provided by a gas radiator system

For further information on viewing call 01604 230222