

**37 Welford Road, Kingsthorpe, Northampton, NN2 8AQ**  
**£197,500 Freehold**

A charming well presented two bedroom semi-detached cottage situated conveniently within walking distance of local supermarkets, amenities, schools, public transport and scenic walks. The ground floor accommodation comprises entrance hall, lounge/dining room, kitchen and cellar. To the first floor there are two bedrooms and generous modern bathroom. To the rear of the property there is an easily maintained courtyard garden. The property has been upgraded by the sellers to include replaced UPVC double glazing throughout, replaced kitchen and bathroom and replaced boiler. Call 01604 722197 to arrange an appointment to view. EPC Rating: E. Council Tax Band: A

**Semi Detached Cottage | Two Bedrooms | Courtyard Garden | Refitted Kitchen & Bathroom | Cellar | Close Proximity To Amenities**

modern marketing · traditional values

## ENTRANCE HALL

Period stained glass window into the dining area.  
Wood effect flooring. Stairs to first floor landing.  
Door to lounge/dining room.

## LOUNGE/DINING ROOM 6.17m x 3.73m (20'3 x 12'3)

Large uPVC double glazed window to the front elevation and uPVC double glazed patio doors leading to the courtyard garden. Wood effect flooring. Alcoves. Two radiators. Door leading to kitchen.

## KITCHEN 2.90m x 2.51m (9'6 x 8'3)

uPVC double glazed window to the side elevation. Door leading to cellar. Refitted modern white wall and base level units. Integrated oven, gas hob and overhead extractor. Space for a washing machine and fridge/freezer. Tiled floor. Tiling to splash backs. Stainless steel sink and drainer with mixer tap over. Wall mounted boiler. Chrome heated towel rail. uPVC double glazed door leading to the courtyard garden.

## CELLAR

Power and light.

## FIRST FLOOR LANDING

Storage cupboard. Doors to:

## BEDROOM ONE 2.87m x 4.29m (9'5 x 14'1)

Two uPVC double glazed windows to front elevation. Radiator. Built in storage.

## BEDROOM TWO 3.30m x 2.97m (10'10 x 9'9)

uPVC double glazed window to the rear elevation. Built in storage.

## BATHROOM 2.41m x 2.18m (7'11 x 7'2)

Dual aspect uPVC double glazed obscure windows to side and rear elevations. Chrome heated towel rail. White P-shaped bath with a shower over, screen and tiled walls. Pedestal wash hand basin and WC. Tiled flooring.

## OUTSIDE

### FRONT

Steps up to entrance door.

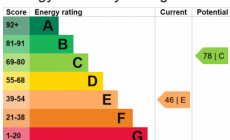
### REAR GARDEN

Low maintenance courtyard garden benefitting from a brick built storage area. Paved patio. Raised bedding area and feature brick wall with glass divider.

### DRAFT DETAILS

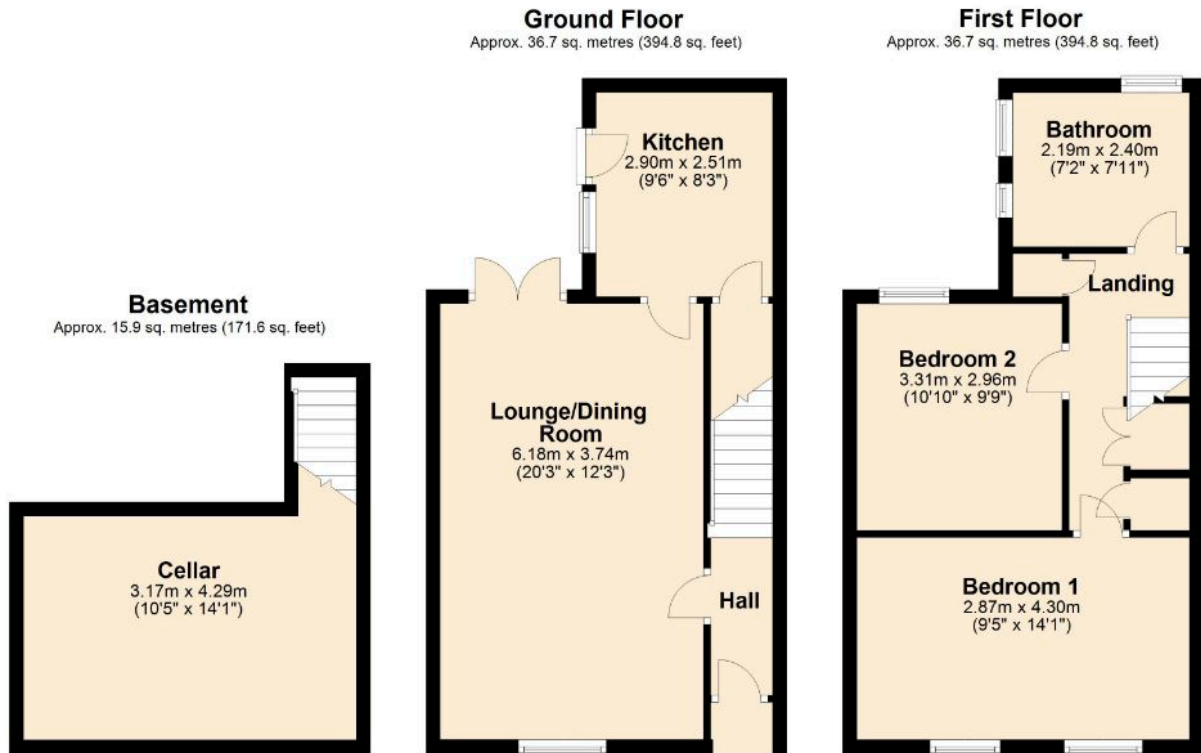
At the time of print, these particulars are awaiting approval from the Vendor(s).

Energy Efficiency Rating

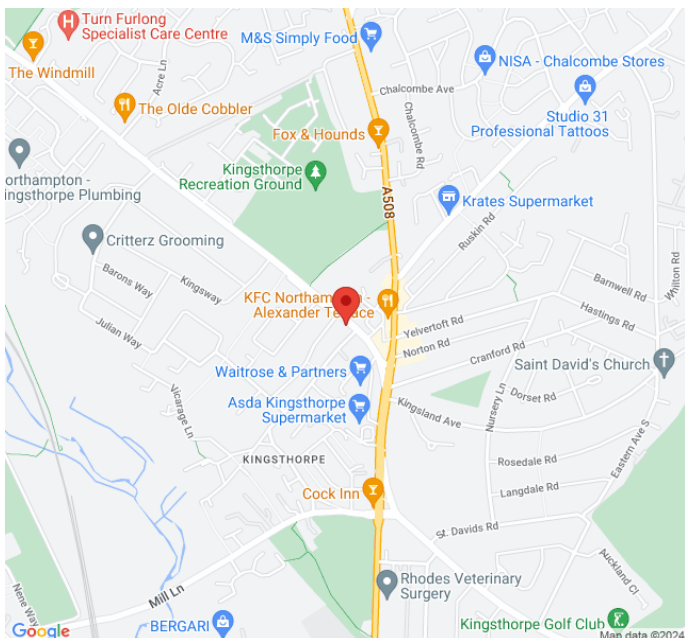


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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Total area: approx. 89.3 sq. metres (961.3 sq. feet)



## LOCAL AREA INFORMATION

Once a village, Kingsthorpe is now a suburb to the northwest of Northampton town centre with the old village set behind A508 Harborough Road. Starting at the junction where local landmark public house, The Cock Hotel, is sited, this road takes you past Kingsthorpe Shopping Centre which is home to two large supermarkets, a pharmacy, coffee shop, pet store and bank. Across the A5199 Welford Road junction further shops, banks, take away foods and public houses line the road continuing up to the Whitehills area of this suburb where you'll find Whitehills primary school. As you travel up the Boughton Green Road towards Moulton you'll pass Kingsthorpe College secondary school. Areas set off the A5199 Welford Road benefit from having the Brampton Valley Way on their doorstep which is hugely popular for dog walking, hiking and cycling. With the aforementioned main access roads and Northampton's mainline train service to London Euston and Birmingham New Street, transportation links from this very popular area are well catered for.



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