



17 The Avenue, Kingsthorpe, Northampton, NN2 8PR
£280,000 Freehold

An immaculately presented two bedroom semi-detached bungalow situated in a quiet position at the end of a cul de sac. The accommodation comprises entrance hall, extended lounge dining room, refitted modern kitchen, two bedrooms and a modern shower room. To the rear of the property is a generous established garden with patio area and lawn area, leading to the rear access where the single garage is situated. To the front of the property is a well presented resin pathway leading to the front of the property. Benefiting from UPVC double glazing throughout and gas central heating. Please call 01604 722197 to arrange an appointment to view. EPC Rating: C. Council Tax Band: B

Two Bedroom Semi Detached Bungalow | Garage | Parking To Rear | Fantastic Condition Throughout | Refitted Kitchen & Modern Bathroom | Extended Lounge

modern marketing · traditional values

HALLWAY

Composite entrance door. Wood effect flooring. Radiator. Doors to all rooms. Loft access.

LOUNGE 4.47m x 2.95m (14'8 x 9'8)

uPVC double glazed window to rear elevation. uPVC double glazed double doors to side elevation leading onto the garden. Electric fire with decorative surround. Radiator. Wood effect flooring.

KITCHEN 2.24m x 2.84m (7'4 x 9'4)

uPVC double glazed window to side elevation. A range of wall and base units with square edge wooden work surfaces over. Integrated hob with extractor above and double oven. One and a half bowl stainless steel sink and drainer with mixer tap over. Integrated dishwasher. Space for fridge/freezer and washing machine. Feature tiled splash backs. Wood effect flooring.

BEDROOM ONE 4.22m x 2.95m (13'10 x 9'8)

uPVC double glazed window to front elevation. Radiator.

BEDROOM TWO 3.00m x 2.77m (9'10 x 9'1)

uPVC double glazed window to front elevation. Radiator.

SHOWER ROOM 1.80m x 1.68m (5'11 x 5'6)

Obscure uPVC double glazed window to side elevation. Walk in shower cubicle with fixed screen, low level WC and wall mounted hand wash basin with mixer tap. Tiled splash backs and flooring. Spotlights.

OUTSIDE

FRONT GARDEN

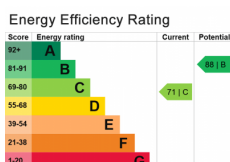
Resin path leading to front door and side access.

REAR GARDEN

Generous established garden mainly laid to lawn. Fully enclosed. Patio area with steps rising to lawn area. Gated access to off road parking and garage. Access to side of the property.

DRAFT DETAILS

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

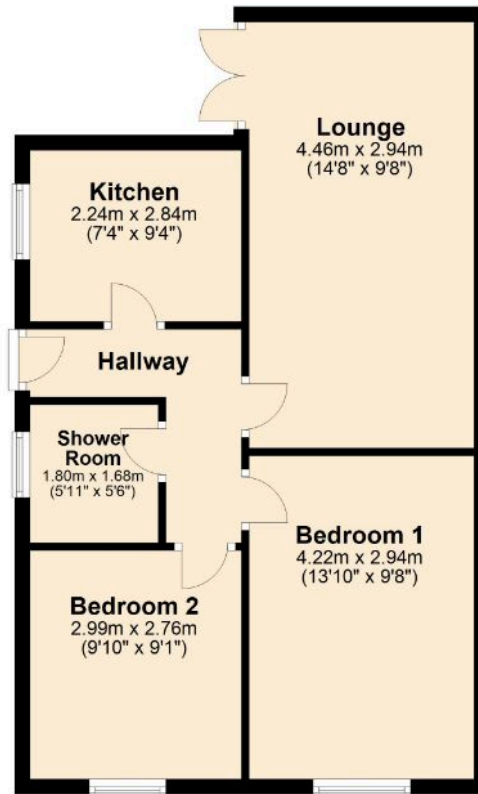


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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.

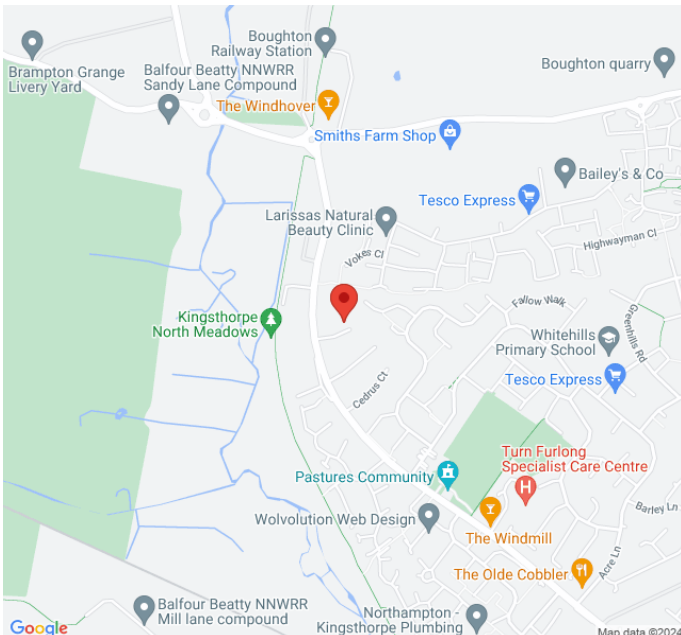
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Ground Floor

Approx. 52.8 sq. metres (568.0 sq. feet)



Total area: approx. 52.8 sq. metres (568.0 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 Harborborough 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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