MOORE STREET, NORTHAMPTON, NN2

£205,000 | 2 Bed House - Mid Terrace

This is a nicely presented Victorian terraced property just off Kingsley Park Terrace which benefits from a number of original features and a sizeable rear garden, ideal for adding a garden room or similar.
It comprises a large open plan living room, modern kitchen with a dining area, two double bedrooms, and a modern bathroom. It's offered to the market in a condition where you could just move in - making it ideal for a first time buyer or an investor who wants a property that is 'rental ready'.

Please Note: This property is at the end of a treatment programme for Japanese Knotweed and will come with a warranty against future re-occurrence.

COUNCIL TAX BAND: B

- Two Bedrooms
- Victorian Terrace
- Lounge/Dining Room
- Large Kitchen
- Small Front Garden
- Large Rear Garden
- Gas Radiator Heating
- Double Glazing
- Close To Local Shops

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

Disclaimer.
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.
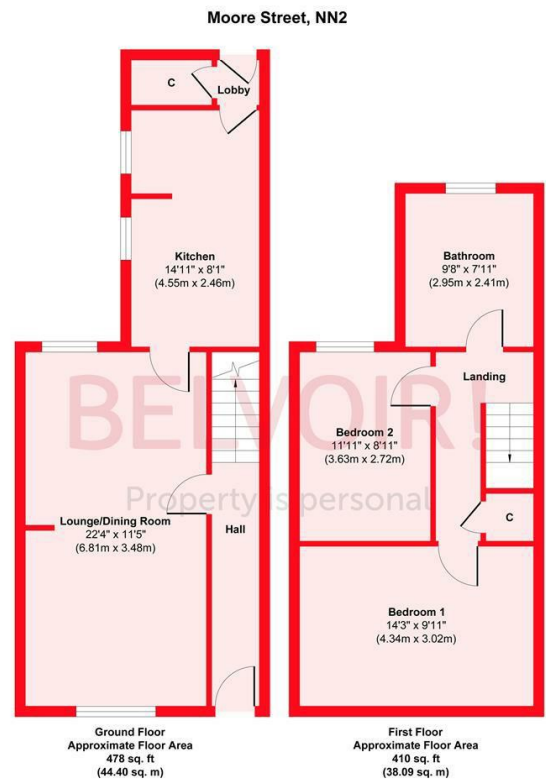
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Moore Street, NN2

Ground Floor
Approximate Floor Area
478 sq. ft
(44.40 sq. m)

First Floor
Approximate Floor Area
410 sq. ft
(38.09 sq. m)

Kitchen
14'11" x 8'1"
(4.55m x 2.46m)

Bathroom
9'8" x 7'11"
(2.95m x 2.41m)

Lounge/Dining Room
22'4" x 11'5"
(6.81m x 3.48m)

Bedroom 2
11'11" x 8'11"
(3.63m x 2.72m)

Bedroom 1
14'3" x 9'11"
(4.34m x 3.02m)

Landing

Hall

Lobby

Approx. Gross Internal Floor Area 888 sq. ft / 82.49 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property