

for sale

£157,500 Leasehold



Narrowboat Lane Northampton NN4 9DB

An immaculately presented one bedroom coach house situated on the delightful Pineham Lock development. Benefiting from new flooring throughout, solar panels and single garage (which is currently being used as a gym). This is an ideal first time purchase or investment property.



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Property Details

Communal Entrance

Communal entrance with door buzzer and stairs rising to the landing.

Entrance Hall

Doors lead of to the open plan living/kitchen/dining room. Wall mounted radiator and airing cupboard housing the hot water cylinder.

Living/ Kitchen/ Dining Room 19' 7" x 10' 10" (5.97m x 3.30m)

Open Plan.

Living/ Dining Area

UPVC double glazed window to the front elevation. Wall mounted radiator, connecting door to the bedroom and open to the kitchen area.

Kitchen Area

Fitted kitchen with a range of wall and base level units. Stainless steel sink and drainer with swan neck mixer tap over, set into roll top work surfaces with complimentary up stands. Integrated appliances comprise electric oven and four gas hob with stainless steel splash back, and cooker hood over.

Plumbing for washing machine and dishwasher, and space for upright fridge/freezer. Recessed spot lights to ceiling and UPVC double glazed window to the rear elevation.

Bedroom 10' up to wardrobes x 8' 5" (3.05m up to wardrobes x 2.57m)

UPVC double glazed window to the front elevation. Space for a double bed, wall mounted radiator and built-in wardrobes.

Shower Room

Three piece white suite comprising double shower cubicle, low level flush w.c and pedestal wash hand basin with complimentary tiling to splash back areas. Extractor fan, shaver point, wall mounted radiator and UPVC double glazed window to the rear elevation.

Garage

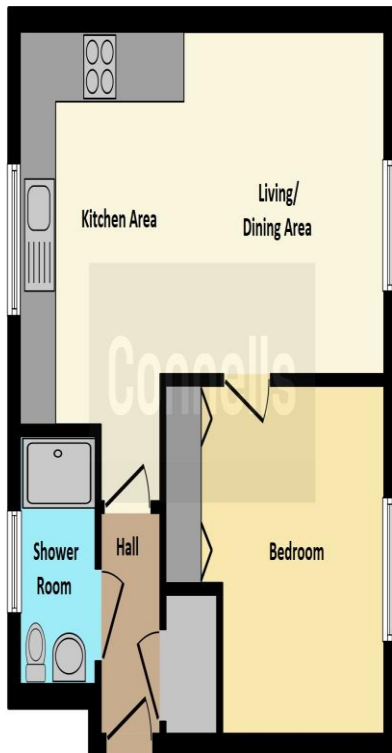
With up and over door, and currently used as a gym.

Agents Note

Solar panels for hot water.

Council Tax Band

A.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



To view this property please contact Connells on

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Tenure: Leasehold

EPC Rating: B

Property Ref: WFL407060 - 0005

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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