



Baker Street, Northampton NN2 6DH

welcome to

Baker Street, Northampton

William H Brown are pleased to offer for sale this two bedroom property via modern method of auction. The property would appeal to both first time buyers and investors alike. Viewing is highly recommend.

Entrance Hall

Stairs to first floor landing, door to lounge.

Lounge

Window to front, throughway to dining room.

Dining Room

Window to rear, door to kitchen.

Kitchen

Window to side, range of units with built-in oven and hob, stainless steel sink with drainer, door to WC.

W C

WC

First Floor Landing

Doors to:

Bedroom One

Window to front, radiator.

Bedroom Two

Window to rear, radiator.

Bathroom

UPVC frosted window to rear, pedestal wash hand basin, bath, WC, tiled splash back areas.

Outside Rear Garden

Lawn area.





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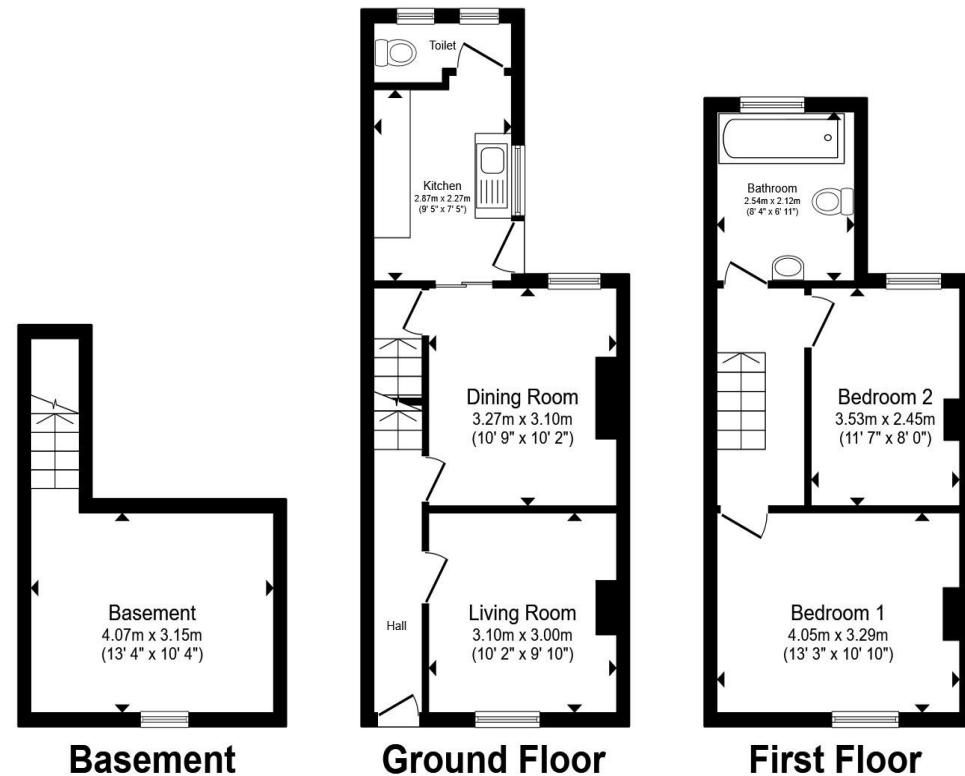
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Baker Street, Northampton

- Two bedrooms
- No chain
- Investment opportunity
- Separate reception rooms
- Rear garden

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£180,000



Total floor area 80.1 m² (862 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
NMS115964 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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