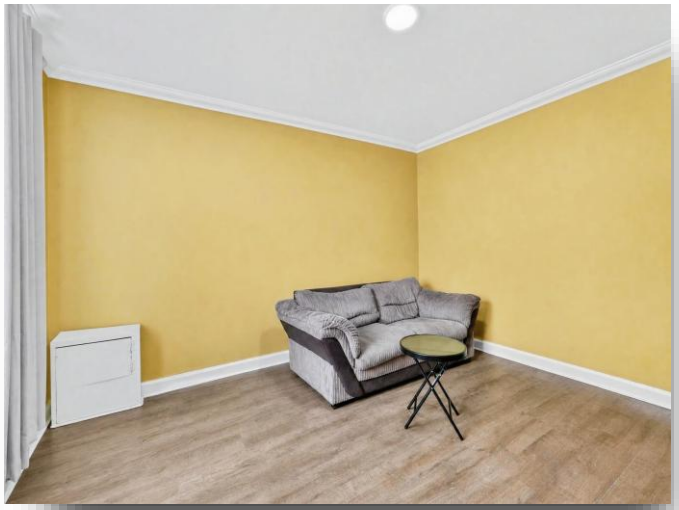






Cranford Road, Northampton NN2 7QY

william h brown

welcome to

Cranford Road, Northampton

William H Brown are delighted to offer for sale this attractive two-bedroom end-terraced family home, offered to the market with no upper chain.

Ground Floor
Entrance Hall
Double glazed door opening onto the hallway. Stairs rising to first floor.

Lounge
Double glazed window to front aspect. Wall mounted radiator.

Kitchen
Double glazed windows to rear aspect. Fitted kitchen with a mix of wall and base level units, work surfaces incorporating a sink unit with mixer tap. Built in oven and hob with over hood. Wall mounted radiator and under stair storage cupboard.

Conservatory
UPVC and double glazed structure.. Windows and french doors opening on to the rear garden.

First Floor Landing
Stairs rising from ground floor.

Bedroom One
Tow double glazed windows to front aspect. Wall mounted radiator.

Bedroom Two
Double glazed window to rear aspect. Wall mounted radiator.

Shower Room
Double glazed window to rear aspect. fully tiled suite with low level WC, wash hand basin and shower cubicle. Wall mounted heated towel rail.

Outside
Rear Garden
Laid to lawn rear harden with timber fencing surround.

Front Garden
Concrete front garden with fence surround.

Agent Notes
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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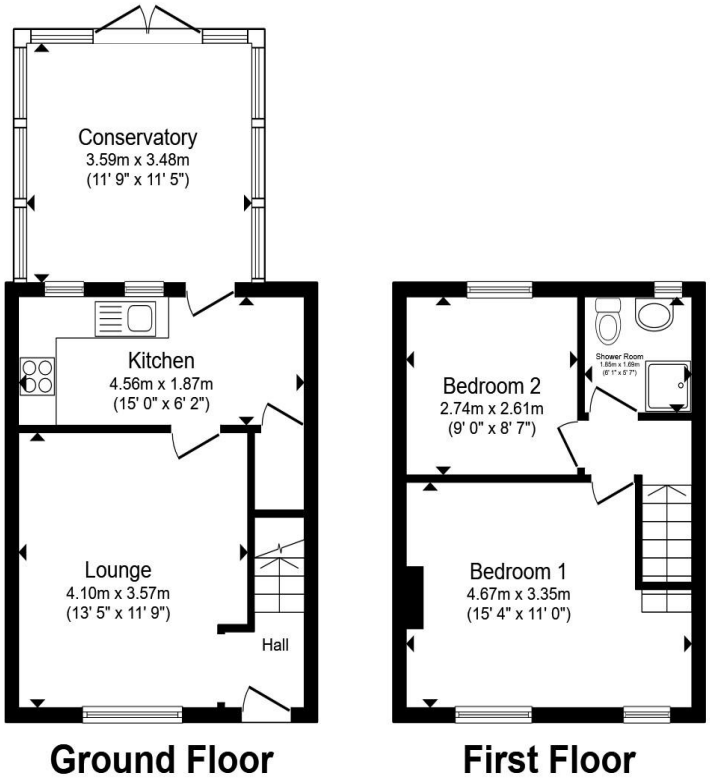
welcome to

Cranford Road, Northampton

- TWO BEDROOM HOME
- END OF TERRACED
- UPDATED KITCHEN
- LOUNGE
- CONSERVATORY

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

£200,000



Total floor area 55.2 m² (594 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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The Property Ombudsman

Property Ref:
KIN109714 - 0007

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

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.