12 Gallery Close

NORTHAMPTON
NN3 5NT

Guide Price £245,000

- MID TERRACE
- KITCHEN/BREAKFAST ROOM
- MODERN BATHROOM
- CONSERVATORY
- THREE BEDROOMS
- NO ONWARD CHAIN
- CUL-DE-SAC LOCATION
- ENERGY EFFICIENCY RATING C

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PERSONAL • PROFESSIONAL • PROACTIVE

A well presented three bedroom property with garage and off road parking situated in a cul-de-sac and close to local amenities including schools, parks and shops in the popular area of Southfields. The property comes to market with NO ONWARD CHAIN and is a perfect first time buy or buy to let opportunity and comprises in brief;

Entrance hall, lounge with bay window, kitchen/breakfast room and conservatory. The first floor offers three good sized bedrooms and a family bathroom. Externally the property benefits from low maintenance front and rear gardens, a single garage and off road parking.

Ground Floor

Entrance Hall
Enter via composite door with obscure inset double glazed windows, wooden laminate flooring, door to;

Lounge
16'2" x 11'3" (4.95 x 3.43)
UPVC double glazed bay window to front aspect, wooden laminate flooring, stairs to first floor landing, door to;

Kitchen/Breakfast Room
11'3" x 10'5" (3.43 x 3.18)
UPVC double glazed window to Conservatory, wooden double glazed door to Conservatory, wall and base mounted units and drawers, integrated Neff oven with gas hob and extractor hood over, roll top work surfaces, tiled splash backs, space for washing machine, space for fridge, one and a half bowl stainless steel sink with drainer and mixer tap over, wood effect flooring.

Conservatory
8'3" x 7'4" (2.53 x 2.26)
UPVC double glazed Conservatory, UPVC double glazed door to rear garden, power connected.

First Floor

First Floor Landing
UPVC window to front aspect, doors to;

Bedroom One
11'5" max x 11'5" max (3.50 max x 3.48 max)
UPVC double glazed window to font aspect, wooden laminate flooring, ceiling spot lights.

Bedroom Two
11'5" x 10'5" (3.48 x 3.18)
UPVC double glazed window to rear aspect, double built-in wooden wardrobe, wooden laminate flooring.

Bedroom Three
8'9" x 8'9" (2.68 x 2.67)
UPVC to rear aspect, wooden laminate flooring.

Family Bathroom
8'11" x 5'8" (2.73 x 1.73)
UPVC obscure double glazed window to front aspect, panel bath with shower over, pedestal wash hand basin, low level W/C, fully tiled splash backs, wooden laminate flooring, ceiling spot lights.

Externally

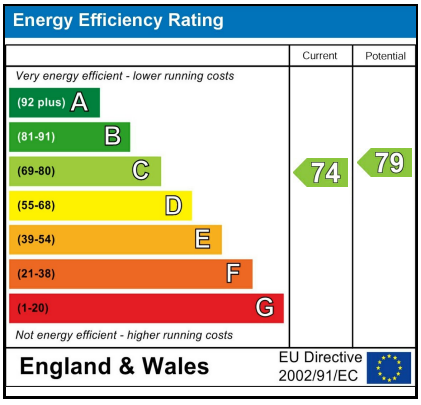
Front Garden
Storm porch, decorative stones, external lighting.

Rear Garden
Laid to lawn, patio area, outside tap, fully surrounded by wooden panel fencing, wooden door to garage.

Garage
17'11" x 8'3" (5.47 x 2.53)
Up and Over door, power and light connected.

Agents Notes
Local Authority: West Northamptonshire
Council Tax Band B

Off Road Parking
Off road parking for two vehicles.



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