



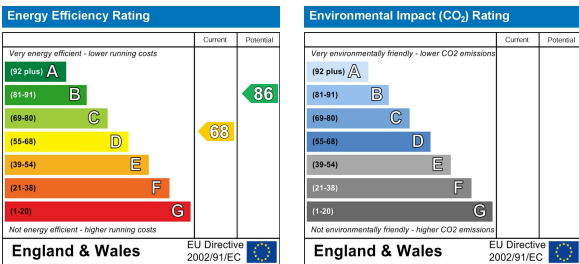
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53 Downsway, East Hunsbury, Northampton, NN4 0TD



£245,000 Freehold

An extremely well presented two bedroomed semi detached home situated in one of the more prominent locations in East Hunsbury, Northampton. The property is presented in good order and offers flexible accommodation with open plan lounge/dining room and kitchen to the ground floor with two double bedrooms and a family bathroom to the first floor. The property benefits from a sunny rear garden with side access leading to off road parking for two cars and vehicular access to the garage. The property is currently let at £950 per calendar month generating £11,400 per annum.

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ACCOMMODATION

GROUND FLOOR

LOUNGE/DINER

15'10 x 11'10

Entered via a PVCU front door there are windows to the front elevation and stairs rising to the first floor with carpet fitted and a door leading through to:-



KITCHEN/BREAKFAST ROOM

11'10 x 8'10

Fitted with a range of floor and wall mounted storage cabinets there is space for a dishwasher and washing machine with composite worktops, tiled splashbacks and the integrated appliances include gas hob with extractor over and oven below, integrated stainless steel sink and a newly refitted Ideal combi boiler. There are windows and a UPVC glazed door leading to the rear garden.



FIRST FLOOR

LANDING

With doors leading to:-

BEDROOM ONE

11'10 x 8'09

Space for a king size bed there is carpet fitted with a UPVC window to the rear elevation.



BEDROOM TWO

11'11 x 7'05

With a two casement window to the front elevation with carpet fitted and space for wardrobes. This room is currently used as an office but would house a double bed.



BATHROOM

8'10 x 4'08

Newly refurbished in July 2026 the suite comprises WC, wash hand basin with bath and power shower over, tiled splashbacks and wall, chrome heated towel rail, window to the side elevation and access to a linen cupboard.



OUTSIDE

REAR GARDEN

Mainly laid to lawn with a paved patio area, a fence boundary, a gate leads to the off road parking and a further pedestrian door leading to the single garage.



SINGLE GARAGE

Up and over door to the front elevation and a door and window to the side.



OFF ROAD PARKING

There is off road parking for two vehicles to the side of the property giving access to the single garage.

AGENTS NOTE

The property is currently let with the tenants paying £950 per calendar month. In order to purchase this property with vacant possession the tenants would need a minimum of four months notice.

SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band B

LOCAL AMENITIES

Within East Hunsbury there is a Mini Market, hairdressers and Newsagents and the Tesco Superstore and Danes Camp Leisure Centre are situated adjacent to the Mereway junction with Towcester Road. There is a Junior School in East Hunsbury and Upper Schooling at The Caroline Chisholm School. The M1 Motorway junction 15 is approximately one mile distant and the Collingtree Park Golf Course and Virgin Leisure Complex are nearby.

HOW TO GET THERE

From Northampton town centre take the London Road to the Queen Eleanor Road and take the fourth exit joining the A45 towards junction 15 of the M1 motorway. Take the second turning left signposted to Wootton and at the traffic lights proceed straight over the roundabout taking the third right into Rowtree Road. At the first roundabout turn left and at the second roundabout continue straight on taking the second turning on the left on to Downsway. Follow the road round and the property stands on the left hand side.

For further information on viewing call 01604 230222