



**Swain Court, Northampton NN3 8HT**

**welcome to**

**Swain Court, Northampton**

William H Brown are pleased to bring to market this three bedroom terrace property, which comes chain free, ideal for first time buyers and investors. It's close to local amenities and is in a popular location of Northampton.



### **Entrance Hall**

Entered via double glazed door to the front aspect, stairs rising to first floor landing, radiator and doors leading to:

### **Lounge**

13' 6" x 12' 5" ( 4.11m x 3.78m )

Double glazed window to the front aspect, door to storage cupboard and radiator.

### **Dining Room**

11' 6" x 9' 3" ( 3.51m x 2.82m )

Double glazed window to the rear aspect, wall mounted boiler, coving to ceiling, radiator, opening to the kitchen and door leading to rear hallway.

### **Kitchen**

8' 2" x 6' 9" ( 2.49m x 2.06m )

Fitted kitchen comprising wall and base units with work surfaces over, one an a half bowl stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, space for oven, gas hob, plumbing for washing machine, space for fridge/ freezer and double glazed window to the rear aspect.

### **Rear Hallway**

Double glazed door to the side aspect leading to rear garden.

### **First Floor Landing**

Stairs rising from entrance hall, door to storage cupboard, access to loft space and doors leading to all rooms.

### **Bedroom One**

16' 6" x 12' 3" ( 5.03m x 3.73m )

Double glazed window to the front aspect and radiator.

### **Bedroom Two**

12' 3" x 10' 7" ( 3.73m x 3.23m )

Double glazed window to the rear aspect and radiator.

### **Bedroom Three**

7' 6" x 7' 4" ( 2.29m x 2.24m )

Double glazed window to the front aspect and radiator.

### **Bathroom**

Suite comprising bath with electric shower, tap and hand held shower attachment over, wash hand basin, low level WC, fully tiled and double glazed obscured window to the rear aspect.

### **Externally**

#### **Front**

Open frontage with small grassed area with pathway leading to front door.

#### **Rear Garden**

Mainly laid to lawn, with paved patio area for seat, shed, pathway leading to rear gated access and fully enclosed with timber fencing.



***view this property online*** [williamhbrown.co.uk/Property/KIN109349](http://williamhbrown.co.uk/Property/KIN109349)



welcome to

## Swain Court, Northampton

- Chain Free
- Terrace Property
- Three Bedrooms
- Front and Rear Garden
- Off Road Parking

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

**£200,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/KIN109349](http://williamhbrown.co.uk/Property/KIN109349)



Property Ref:  
KIN109349 - 0003

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.



william h brown



**01604 719461**



[NorthamptonNorth@williamhbrown.co.uk](mailto:NorthamptonNorth@williamhbrown.co.uk)



74 Kingsley Park Terrace, Kingsley,  
NORTHAMPTON, Northamptonshire, NN2 7HH



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**