Connells

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for sale

£250,000 Freehold



Graduate Close Northampton NN2 7FH

Located in the sought after area of Scholars Green, Connells are pleased to offer this well presented two bedroom semi-detached home, ideally located for easy access to local schools, amenities and access to public transport. Ideal for first time buyers ready to purchase their first home.

- ENERGY RATING: B
- SOUGHT AFTER LOCATION
- SET WITHIN CLOSE PROXIMITY TO LOCAL SCHOOLS AND AMENITIES
- KITCHEN/DINING ROOM

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

Property Details

Entrance Hall

Door to the front elevation with further doors leading off to the downstairs cloakroom and living room. Wall mounted radiator and stairs rising to the first floor landing.

Cloakroom

Two piece modern white suite comprising low level flush w.c and pedestal wash hand basin with complimentary tiling to splash back area. Wall mounted radiator and UPVC opaque double glazed window to the front elevation.

Living Room

UPVC double glazed window to the front elevation. Under Stairs storage cupboard, wall mounted radiator and connecting door leading to the kitchen / dining room.

Kitchen/ Dining Room

Modern fitted kitchen with a range of wall and base level units. One and a half bowl stainless steel sink and drainer with mixer tap over, set into work surfaces with complementary up stands. Integrated appliances comprise single electric oven with four ring gob hob and extractor hood over. Plumbing for washing machine, space for upright fridge/freezer, wall mounted radiator, space for dining table and chairs, UPVC double window to the rear elevation and UPVC double glazed French doors leading out to the rear garden.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to two double bedrooms and the family bathroom. Access to the loft space.

Bedroom One

UPVC double glazed window to the rear elevation. Wall mounted radiator and space for free standing wardrobes.

Bedroom Two

Two UPVC double glazed windows to the front elevation. Wall mounted radiator, over stairs storage cupboard and space for freestanding wardrobe.

Family Bathroom

Three piece modern white suite comprising panelled bath with shower over and glazed shower screen, pedestal wash hand basin, low level flush w.c with complimentary tiling to splash back areas. Wall mounted radiator, extractor fan and UPVC opaque double glazed window to the side elevation.

Outside

Driveway

Off road parking set to the front of the property for two cars side by side. Outside light and gated access to the rear garden.

Rear Garden

Patio area providing a great space for entertaining. Mainly laid to lawn with retaining timber fencing, gated access to the side.

Agents 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.

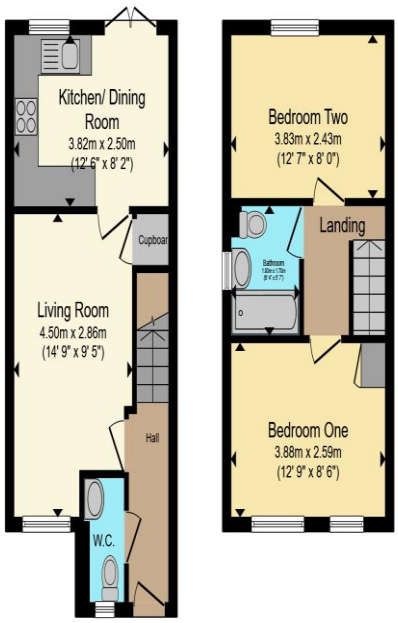
Council Tax Band

B









Total floor area 57.4 m² (618 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

To view this property please contact Connells on

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Property Ref: KTP408200 - 0002

Tenure:Freehold EPC Rating: B

Council Tax Band: B

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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