

for sale

offers in excess of **£185,000**



## Yelvertoft Road Northampton NN2 7TG

Ideally located for easy access to local shops, bus routes, and offered to the market with NO UPWARD CHAIN is this well presented two bedroom semi-detached bungalow. Benefiting from two good size bedrooms and a wet room, viewing is highly advised to fully appreciate.

# Yelvertoft Road Northampton NN2 7TG

## Entrance Hall

Door to the side elevation with further doors leading off to the living/dining room, kitchen, two bedrooms and the wet room. Wall mounted radiator and access to the loft space.

## Living/ Dining Room

11' plus bay x 10' into recess ( 3.35m plus bay x 3.05m into recess )

UPVC double glazed bay window to the front elevation. Wooden fire surround, wall mounted radiator and exposed wooden floor boards.

## Kitchen

8' 3" x 7' ( 2.51m x 2.13m )

Fitted with a range of wall and base level units. Stainless steel sink and drainer set into work surfaces and tiled to splash back areas. Integrated electric oven and four ring electric hob with cooker hood over. Plumbing for washing machine and space for upright fridge/freezer. UPVC double glazed window and door to the rear elevation.

## Bedroom One

12' max x 9' 2" ( 3.66m max x 2.79m )

UPVC double glazed window to the rear elevation. Wooden fire surround, wall mounted radiator and exposed wooden floor

boards.

## Bedroom Two

9' 7" into cupboard x 7' 8" ( 2.92m into cupboard x 2.34m )

UPVC double glazed window to the front elevation. Wall mounted radiator and fitted storage cupboard housing the central heating boiler.

## Wet Room

Suite comprising low level flush w.c, shower and pedestal wash hand basin. Fully tiled to walls, UPVC opaque double glazed window to the side elevation and wall mounted radiator.

## Outside

### Front Garden

Low maintenance front garden with pathway leading to the side door. Retaining timber fencing, gated access to a side via a covered walk way which leads through to the rear garden.

### Rear Garden



Low maintenance rear garden with patio area, timber shed, retaining timber fence and side covered access leading to the front of the property.

## **Council Tax Band**

A







## Ground Floor

Total floor area 42.8 m<sup>2</sup> (461 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](http://www.propertybox.io)



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Property Ref: KTP407824 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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