



9 Walkers Acre

Walgrave, Northampton, NN6 9TP

£995 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH

Available now!!!

Situated in the sought after village of Walgrave is this charming two bedroom terraced house with a garden to the front, with the added benefit of two allocated parking spaces. Pets welcome!!



Unfurnished Accommodation: Entrance hall, living room, kitchen/dining room, two double bedrooms, bathroom, two allocated parking spaces, garden. Energy rating C. Council Tax Band B.

You approach the house through a wrought iron gate, which leads along a neat paved patio path to a solid wood front door with an attractive glazed centre.

As you step inside, you're met with a small tiled entrance area which gives access to all rooms on the ground floor.

To the right is the open-plan kitchen and dining room – a dual-aspect space with windows to both front and rear, giving it a bright, airy feel. The kitchen is fitted with modern base and wall units, and it includes an electric oven, gas hob and extractor – those are all in place for the tenant. There's room to bring your own fridge, freezer and washing machine. The stainless steel sink is positioned under the front window, and there's ample worktop space. The kitchen area is laid with wood-effect vinyl flooring, and the dining end of the room has tiled flooring, offering a clear separation of space. You'll comfortably fit a four-seater table and chairs here. The whole area has been freshly painted in white, so it's clean, neutral and ready to go.

Back through the hallway, the living room sits at the front of the house with a large double-glazed window overlooking the garden. It's carpeted, has a pendant ceiling light, a gas central heating radiator and stairs rising to the first floor.

Upstairs, the landing has a rear-facing window and gives access to both bedrooms and the bathroom.

Bedroom two is a good-size double, carpeted, with a front-facing window, radiator and loft access. Bedroom one is larger again – also front-facing – with wood-effect laminate flooring, gas radiator, and two built-in cupboards – one of which houses the boiler.

The bathroom is to the rear of the house and includes a white suite: WC, wash basin and panelled bath with an electric shower over. There's a frosted window for privacy and ventilation.

The property also benefits from a pleasant, semi-private front garden – laid with AstroTurf for low maintenance, bordered by shrubs and enclosed with a mix of fencing and brick wall, topped with wrought ironwork and a handy garden shed for storage.

Walgrave is a sought-after village known for its character and countryside feel, while still being well-connected to Northampton, Kettering and Market Harborough. There's a local pub (The Royal Oak), a primary school, playing fields, and nearby countryside walks. It's popular with those wanting a peaceful village lifestyle without losing access to town amenities and road links via the A43.

Living Room 15'07 x 11'05 max (4.75m x 3.48m max)

Kitchen/Dining Room 15'07 x 8'09 max (4.75m x 2.67m max)

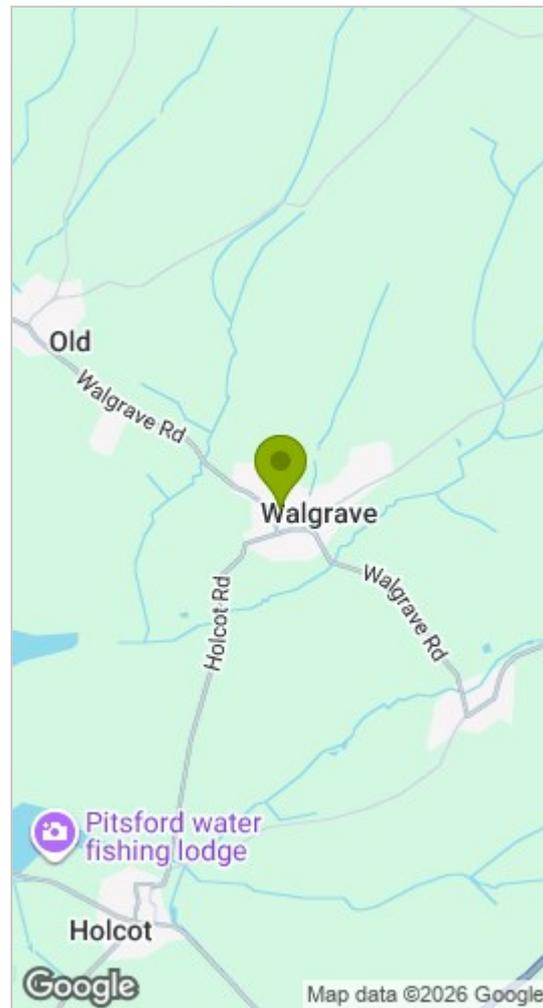
Master Bedroom 10'06 x 12'01 (3.20m x 3.68m)

Bedroom Two 9'09 x 8'09 (2.97m x 2.67m)

Bathroom 6'06 x 5'09 (1.98m x 1.75m)

Garden 22'06 x 16'04 (6.86m x 4.98m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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