

for sale

£230,000



## Hodder Street Northampton NN2 8FW

**\*\*THREE BEDROOM SEMI-DETACHED HOUSE\*\*** Connells are pleased to present this three bedroom semi-detached house ideally set in a popular area of Kingsthorpe. Offered with **NO UPWARD CHAIN**, viewing is highly advised to fully appreciate.



# Hodder Street Northampton NN2 8FW

## Entrance Hall

Door to the front elevation and connecting door to the open plan kitchen/living/ Dining room. Wall mounted radiator and stairs rising to first floor landing.

## Kitchen Area

Fitted with a range of wall and base units. Stainless steel sink and drainer set into work surfaces and tiled splash back areas. Space for cooker and plumbing for a washing machine. Open to the living/dining area, and UPVC double glazed window to the front elevation,

## Living/ Dining Area

UPVC double glazed French doors to the rear elevation, leading out to the rear garden. Breakfast bar and connecting door to the cloakroom.

## Cloakroom

Suite comprising low level flush w.c and wash hand basin. Extractor fan and wall mounted radiator.

## First Floor Landing

Stairs rise from the entrance hall. Doors lead off to two bedrooms and the family bathroom. Stairs rise to the second floor landing.

## Bedroom Two



UPVC double glazed window to the rear elevation and wall mounted radiator.

### **Bedroom Three**

Two UPVC double glazed windows to the front elevation and wall mounted radiator.

### **Family Bathroom**

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

### **Second Floor Landing**

Stairs rise from the first floor landing. Storage cupboard and connecting door to bedroom one.

### **Bedroom One**

Double glazed Velux windows to the front and rear elevations. Wall mounted radiator and access to the loft space.

### **Outside**

#### **Front Garden**

Path to the front door, and driveway to the side providing off road parking. Gated access to the rear garden.

#### **Rear Garden**

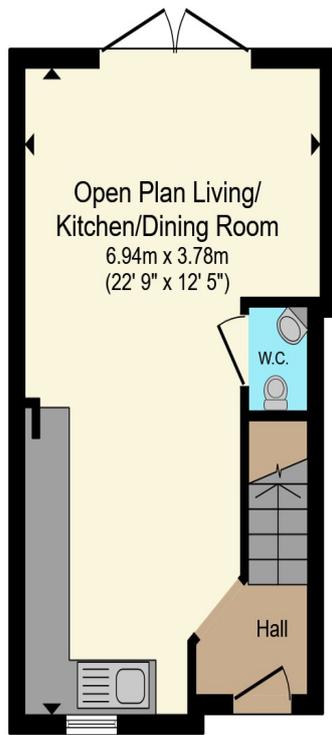
Mainly laid to lawn with a paved patio area and retaining timber

fencing. Gated access to the driveway.

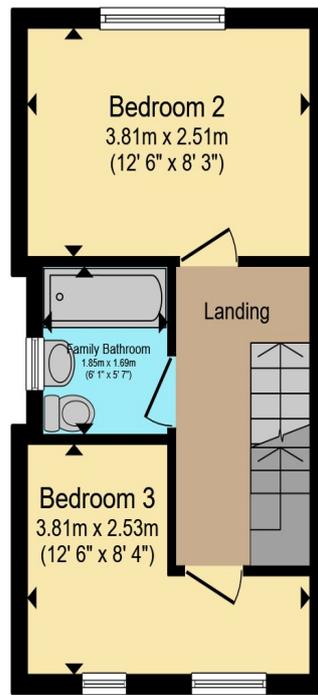
### **Council Tax Band**

C

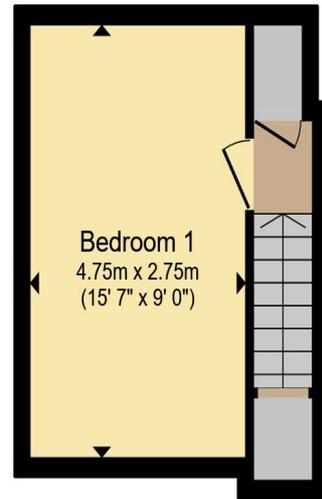




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 71.8 m<sup>2</sup> (773 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: KTP408203 - 0001

Tenure:Freehold EPC Rating: B

Council Tax Band: C

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