

**78 Gloucester Avenue  
Delapre  
NORTHAMPTON  
NN4 8PN**

**£285,000**



- **THREE BEDROOM**
- **SEPARATE RECEPTION ROOMS**
- **GAS TO RADIATOR HEATING**
- **OFF ROAD PARKING**

- **SEMI DETACHED**
- **UPVC DOUBLE GLAZING**
- **SINGLE GARAGE**
- **ENERGY EFFICIENCY RATING: D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A mature, three bedroom, semi detached property situated close to Northampton Town Centre with easy access to the M1 and A45. The accommodation comprises in brief: entrance hall, lounge, dining room, kitchen, utility room, cloakroom, three bedrooms and family bathroom. Additional benefits include UPVC double glazing, gas to radiator central heating, conservatory, corner plot and a large single garage with off road parking.

## **Ground Floor**

### **Entrance Hall**

Radiator, UPVC double glazed window to side, stairs rising to first floor, door to:

### **Lounge**

11'6" x 12'5" (3.53 x 3.79)

Feature fireplace, radiator, UPVC double glazed bay window to front.

### **Dining Room**

8'11" x 11'3" (2.73 x 3.44)

Radiator, double glazed patio doors leading to conservatory.

### **Conservatory**

8'4" x 9'9" (2.55 x 2.99)

UPVC constructed, tiled flooring, UPVC double glazed windows to three side, UPVC double glazed door to rear garden.

### **Kitchen**

11'1" x 9'8" (3.40 x 2.95)

Fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, built in gas hob with extractor fan above, fitted electric oven, built in microwave, integral dishwasher, tiled flooring, walk in pantry, UPVC double glazed window to rear.

### **Side Lobby**

Two UPVC double glazed windows to front and rear.

### **Utility Room**

Plumbing for washing machine, work tops.

### **Cloakroom**

Suite comprising low level WC.

### **Storage**

7'5" x 4'11" (2.27 x 1.51)

UPVC double glazed window to rear, power and light connected.

## **First Floor**

### **Landing**

UPVC double glazed window to side, access to loft, doors to:

### **Bedroom One**

12'8" x 9'2" (3.87 x 2.81)

Radiator, built in wardrobe, UPVC double glazed window to front.

**Bedroom Two**

12'5" x 10'9" (3.79 x 3.28)

Built in wardrobe, radiator, UPVC double glazed window to rear.

**Bedroom Three**

9'5" x 7'5" (2.88 x 2.28)

Radiator, built in cupboard, UPVC double glazed window to front.

**Bathroom**

Suite comprising bath unit with shower unit above, hand wash basin, low level WC, radiator, tiled splash areas, UPVC double glazed window to rear.

**Externally****Front Garden**

Concrete pathway leading to front door, flower beds, privet hedge with gated access, driveway providing off road parking leading to garage.

**Garage**

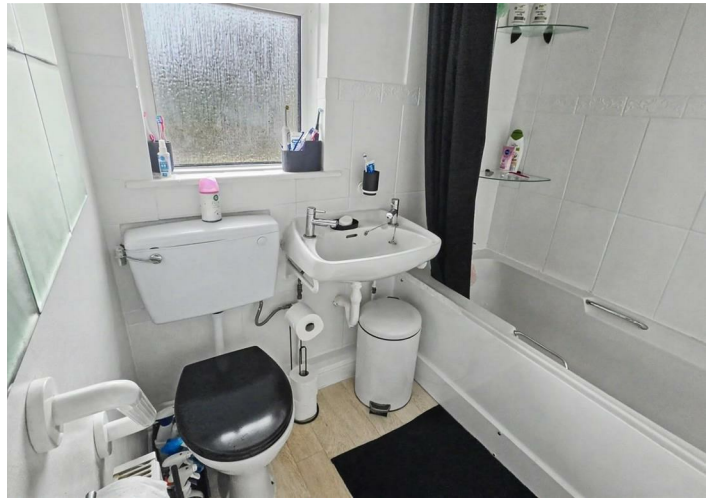
Single garage, up and over door, power and light connected.

**Rear Garden**

Paved patio area leading to lawn, flower and shrub borders, timber summer house, surrounded by timber fencing.

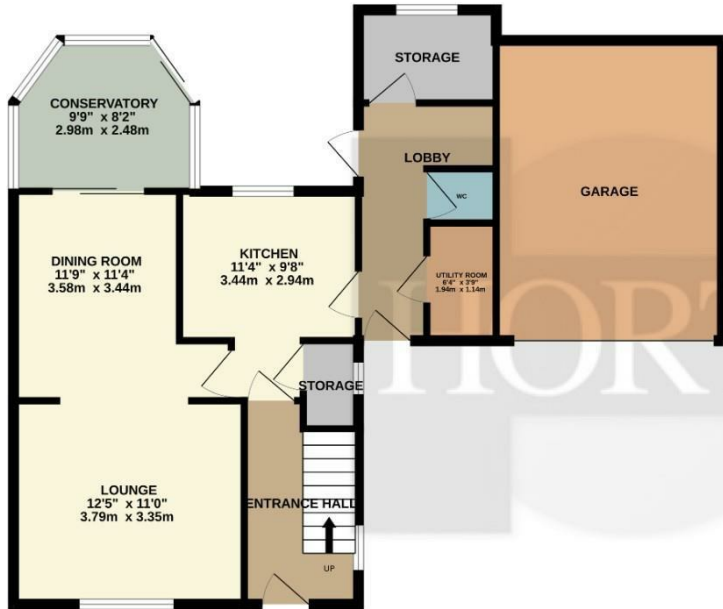
**Agents Notes**

Council Tax Band: B





GROUND FLOOR  
815 sq.ft. (75.7 sq.m.) approx.



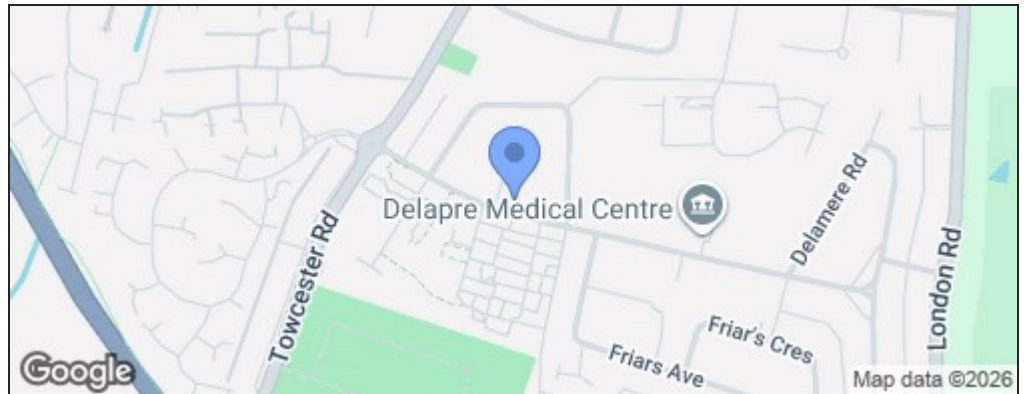
1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1229 sq.ft. (114.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.