2 Chaucer Court, Chaucer Street
Kingsley
NORTHAMPTON
NN2 7HW

£1,075 Per Month









- AVAILABLE NOW
- TWO BEDROOMS
- RADIATOR HEATING
- ELECTRIC CAR CHARGING
- ENERGY EFFICIENCY RATING: D
- SEMI-DETACHED HOUSE
- SECURE GATED LOCATION
- FULLY DOUBLE GLAZED
- CLOSE TO SHOPS
- COUNCIL TAX BAND: B

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Available Now Located in a gated courtyard, this two-bedroom modern semi-detached house is presented in immaculate condition. The property offers a separate lounge, kitchen-dining room and refitted shower room. Heating is via radiators and the property is fully double glazed. There is allocated parking to the front with an EV point for electric car charging.

Chaucer Street is conveniently located just off the Kingsley Park Terrace shopping front, and there is a regular bus service to and from Northampton town centre.

Ground Floor

Lounge
13'10" x 13'1" (4.22 x 4.00)
Enter through composite partly glazed door, laminate flooring, dog legged stairs to first floor landing, large storage cupboard, radiator, window to front elevation, double glazed door to kitchen/dining room.

Kitchen/Dining Room
13'1" x 9'7" (4.00 x 2.94)
Fitted with white base and wall mounted cupboards, roll top work surface space, inset one and a half bowl stainless steel sink and drainer unit, built-in induction hob with extractor fan over, sunken spotlights to ceiling, fitted washing machine, laminate flooring, radiator, window and French doors to rear garden.

First Floor

Landing
Access to loft area, double wardrobe with shelving and clothes hanging rail.

Bedroom One
13'1" x 10'5" (4.00 x 3.18)
Radiator, window to front aspect.

Bedroom Two
9'10" x 6'8" (3.00 x 2.05)
Radiator, window overlooking rear garden.

Shower Room
Double shower cubicle, pedestal wash hand basin with shelving and mirror above, close coupled W/C with vanity cupboard above, laminate flooring, extractor fan, heated chrome towel rail, frosted window to rear elevation.

Externally

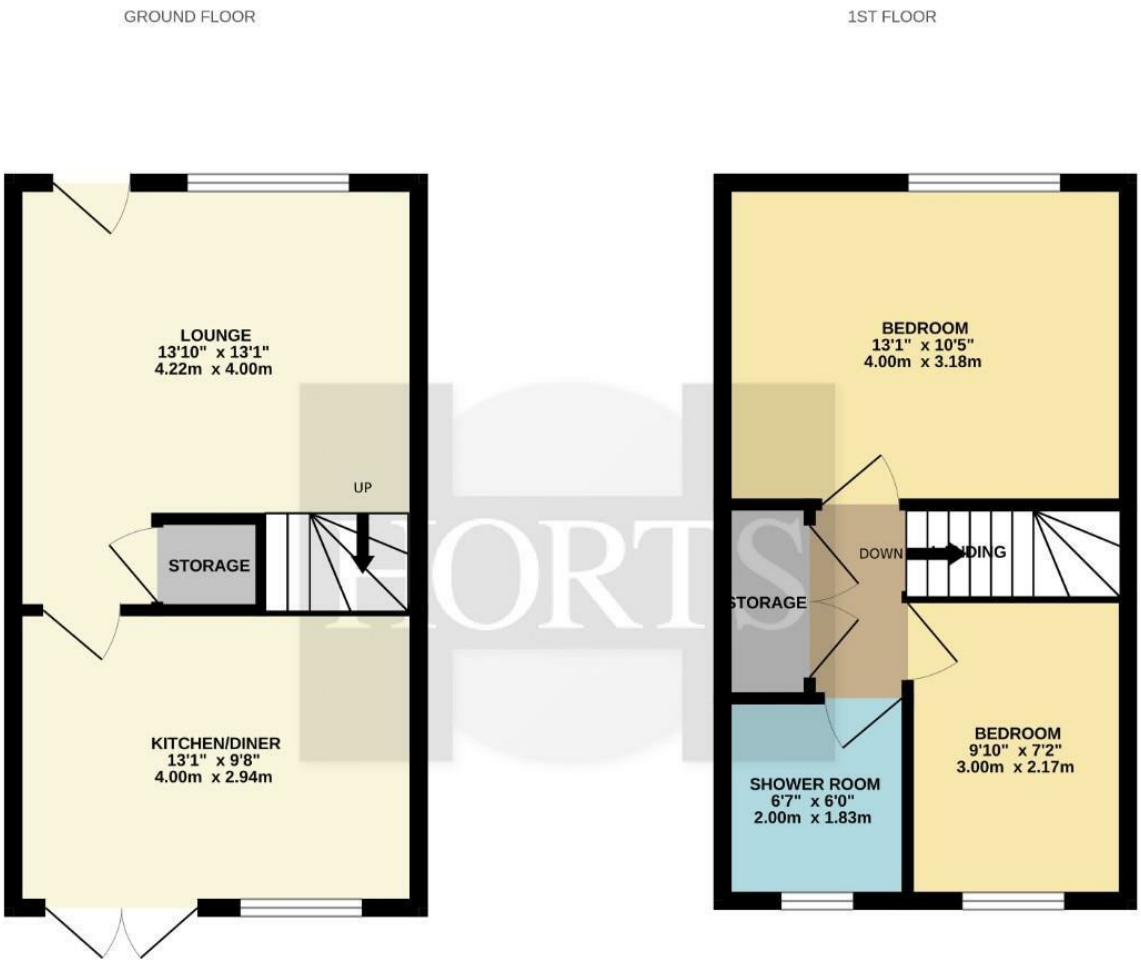
Parking
Allocated parking space to the front of the property with EV charging point.

Rear Garden
Block paved rear garden, fully enclosed by fencing with gated side pedestrian access.

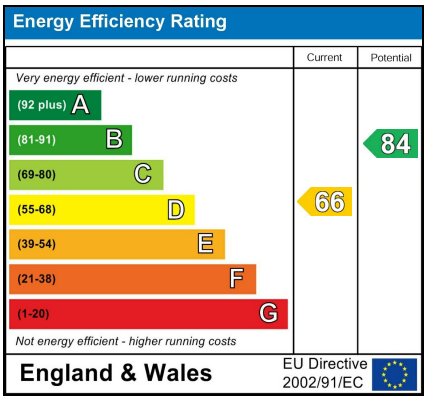
Agents Notes
Council Tax Band: B

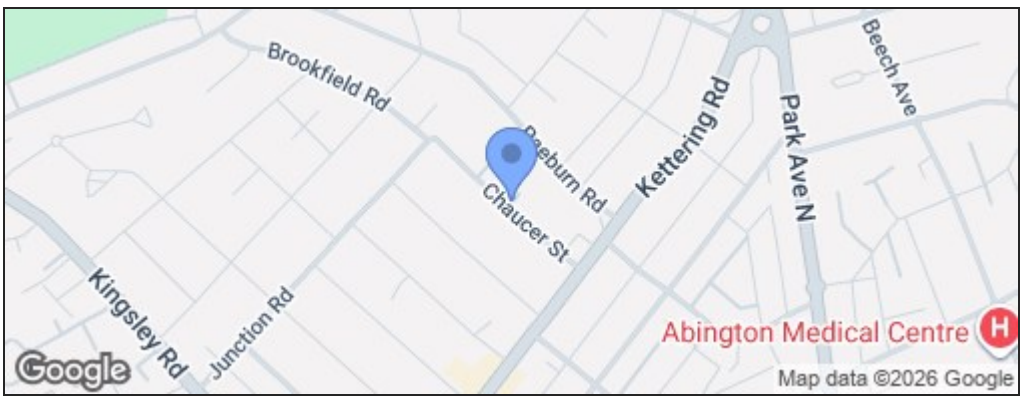
AGENTS NOTE - HOLDING DEPOSIT

When you apply for a tenancy, we will require you to pay a holding deposit and complete an application form. The holding deposit is equivalent to 1 week’s rent - This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).



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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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 firms employment has the authority to make or give any representation or warranty in respect of the property.