53 Thomas Chapman Grove
Southbridge
NORTHAMPTON
NN4 8RQ

£220,000

- **MODERN TWO BEDROOM HOME**
- **OFF ROAD PARKING**
- **IDEAL FIRST HOME**
- **ENERGY PERFORMANCE RATING: C**
- **TOWN CENTRE LOCATION**
- **NO UPPER CHAIN**
- **INVESTMENT POTENTIAL**

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PERSONAL • PROFESSIONAL • PROACTIVE

A modern two bedroom home in the Southbridge area of Northampton, close to the Town Centre, University and with easy access of Northampton Train Station, local shops and amenities. Offered with vacant possession and no upper chain the accommodation comprises: an entrance hall, kitchen and lounge/diner on the ground floor, with two generously sized bedrooms and a bathroom on the first floor. Off road parking is on a driveway to the side of the property and further benefits include front and rear gardens, uPVC double glazing and gas fired radiator heating. This property would make a superb first home, potential investment opportunity or second home for professionals working at the hospital or university.

Ground Floor

Entrance Hall
Entered via a uPVC door under storm porch, stairs to the first floor landing, radiator, laminate flooring, doors to the kitchen and lounge/diner.

Kitchen
10'5 x 6'5 (3.18m x 1.96m)
Fitted with a range of wall and base level units with complementary work surfaces, integrated electric oven and gas hob with an extractor over, plumbing for an automatic washing machine and a dishwasher, space for an upright fridge freezer, inset sink drainer unit, tiled flooring, double glazed diamond bay window to the front elevation.

Lounge/Diner
13'3 x 12'10 (4.04m x 3.91m)
Double glazed French doors and window to the rear garden, two radiators, television point, under stairs storage cupboard, laminate flooring.

First Floor

Landing
Double glazed window to the rear elevation, loft access hatch, doors to the first floor rooms.

Bedroom One
12'6 narrowing to 9'6 x 10'7 (3.81m narrowing to 2.90m x 3.23m)
Double glazed window to the front elevation, radiator, television point, built-in wardrobes with sliding mirror doors, airing cupboard over the stairs with a combination boiler unit.

Bedroom Two
11'2 x 7'11 (3.40m x 2.41m)
Double glazed window to the rear elevation, radiator, telephone point.

Bathroom
Fitted with a suite comprising a panelled bath with a shower and screen over, w.c. and a pedestal sink, radiator, double glazed window to the rear elevation, tiling to splash back areas extractor fan.

Outside

Front Garden
Laid to lawn with a path to the front door, various shrubs to borders.

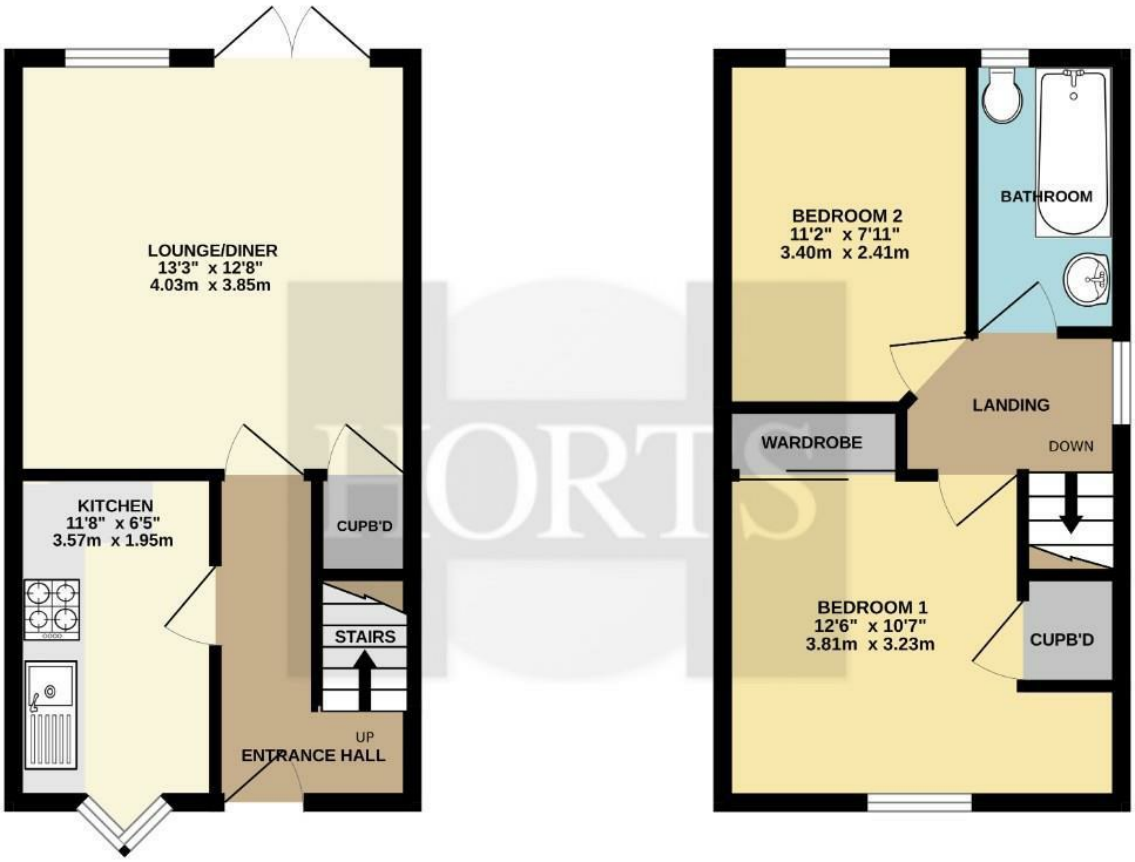
Rear Garden
Laid mainly to lawn paved patio area, gated side access to the drive, hardstanding for a garden shed.

Off Road Parking
A private drive to the side provides off road parking for two three vehicles.

Agents Notes
Local Authority: West Northants
Council Tax Band: B
Energy Performance Rating: C

GROUND FLOOR
300 sq.ft. (27.8 sq.m.) approx.

1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.5 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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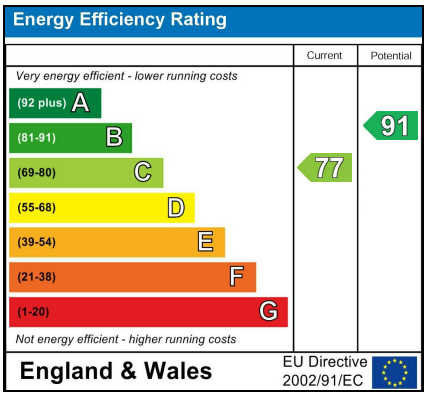

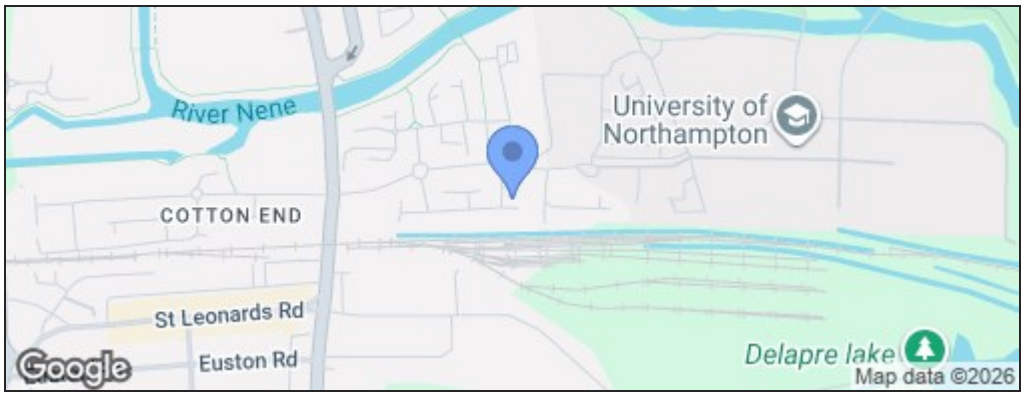

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