



**Burwood Road, Northampton NN3 2LS**



**welcome to**

**Burwood Road, Northampton**

William H brown are pleased to bring to market this charming four bedroom terrace property, in the popular location of Northampton. The property is spread over three floors, comes chain free and is an ideal family home. Viewings are highly recommended to avoid missing out.



### Entrance Hall

Entered via double glazed door to the front aspect, stairs rising to first floor landing, radiator and doors leading to all rooms.

### Lounge

Double glazed Bay window to the front aspect, electric fire place with surround, feature fireplace, two radiators and double glazed French doors to the rear aspect leading to rear garden.

### Kitchen

17' 7" x 7' 6" ( 5.36m x 2.29m )

Fitted kitchen comprising wall and base units with wood effect worksurfaces over, Belfast sink with mixer tap over, tiling to splashback areas, electric eye level oven and integrated microwave, five ring gas hob and cooker hood over, space for fridge/ freezer, plumbing for dishwasher, plumbing for washing machine, radiator, double glazed window to the rear aspect and double glazed door to the side aspect leading to rear garden.

### First Floor Landing

Stairs rising from entrance hall, stairs rising to bedroom four and doors leading to all rooms.

### Bedroom One

13' 2" x 11' 1" ( 4.01m x 3.38m )

Double glazed Bay window to the front aspect, fitted wardrobe and radiator.

### Bedroom Two

13' 2" x 11' 9" ( 4.01m x 3.58m )

Double glazed window to the rear aspect and radiator.

### Bedroom Three

6' 6" x 6' 4" ( 1.98m x 1.93m )

Double glazed window to the front aspect and radiator.

### Bathroom

Suite comprising bath with mains shower over, vanity wash hand basin, low level WC, partly tiled, heated towel rail and double glazed obscured window to the rear aspect.

### Bedroom Four

16' 8" x 13' 6" ( 5.08m x 4.11m )

Two double glazed Velux windows to ceiling, stoplights to ceiling and radiator.

### Bathroom

Suite comprising walk in shower with mains shower over, vanity wash hand basin, low level WC, radiator, fully tiled and double glazed obscured window to the rear aspect.

### Externally

#### Front

Mature shrubs with paved pathway leading to front door and fully enclose with dwarf brick walling.

#### Rear Garden

Mainly laid to lawn with paved patio area and stepping stones leading to garage at the rear of the garden that is accessed by a service road and fully enclosed with timber fencing.



***view this property online*** [williamhbbrown.co.uk/Property/KIN109337](http://williamhbbrown.co.uk/Property/KIN109337)



**welcome to**

## **Burwood Road, Northampton**

- Chain Free
- Four Bedroom Property
- On Street Parking
- En Suite Shower Room to the Master Bedroom
- Large Bay Window to Lounge

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £340,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/KIN109337](https://williamhbrown.co.uk/Property/KIN109337)



Property Ref:  
KIN109337 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01604 719461**



[NorthamptonNorth@williamhbrown.co.uk](mailto:NorthamptonNorth@williamhbrown.co.uk)



74 Kingsley Park Terrace, Kingsley,  
NORTHAMPTON, Northamptonshire, NN2 7HH



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**