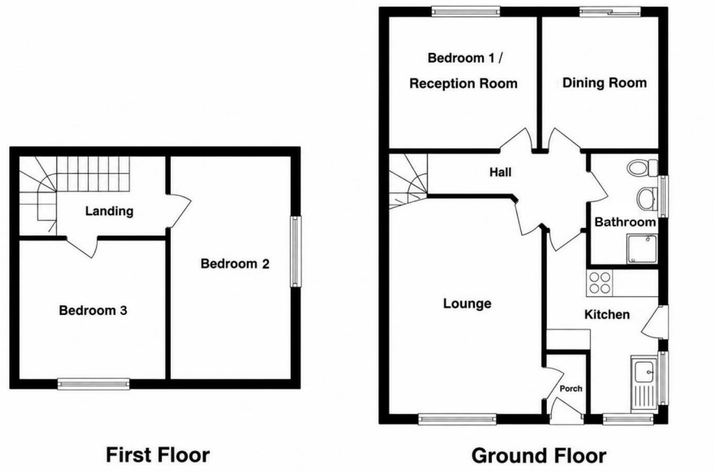
GARAGE
A single garage with electricity connected and a newly fitted felt to the roof.

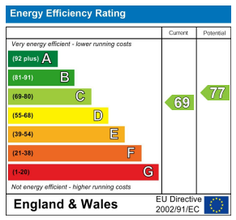
HOW TO GET THERE
From Northampton town centre, proceed in the westerly direction onto the A4500 Weedon Road and, at the end, at the centre of St James, fork right at the traffic lights are sign posted leading onto the A428 Harlestone Road. Proceed through Dallington, and at the roundabout junction with Mill Lane, turn left into Bants Lane and proceed down the hill to the traffic lights. Turn right onto Chiltern Avenue and then left onto continuing on Bants Lane, where the property can be found: the first house on the right.

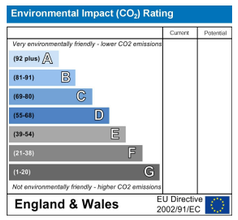
SERVICES
Gas, water and electric are all connected.

LOCAL AMENETIES
Within the village, there are a number of shops, including a Bakery, Post Office and Hardware Store. The property is situated close to Sixfields Leisure Area, which provides a cinema, Restaurants, a fitness centre, Sainsbury's Supermarket and other retail outlets. Motorway access is to Junction 15A and Junction 16 via the A45 South and the A45 West, respectively. Local schools include the Duston School on Berrywood Road and lower schooling at St Luke's CEVA Primary School.



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www.richardgreener.co.uk

81 Bants Lane, Duston, Northampton, NN5 6AJ



Asking Price £235,000 Freehold

An excellent investment opportunity to acquire a well-maintained three-bedroom semi-detached home in a popular and convenient Northampton location, just off Bants Lane. Offered with tenants in situ, the property provides well-arranged accommodation and presents scope for improved rental income. The ground floor includes an entrance porch, lounge, kitchen, dining room and bathroom, with bedroom accommodation arranged to the first floor. Externally, the property benefits from an attractive rear garden, off-road parking and a single garage. Currently let at £700 pcm, the rental income is considered to be below market level, with potential, in our opinion, to achieve approximately £1,150 pcm in the current market.

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ACCOMMODATION

ENTRANCE PORCH
4'08 x 2'08
Entered via a part galzed front door, there is a cloaks area and door leading to:-

LOUNGE
10'09 x 16'06
A window to the front elevation with a feature fireplace, TV and telephone points with a further door to the inner hall.



KITCHEN
10'09 x 8'07
Benefitting from a door to the side elevation and window to the front. There is a range of floor and wall mounted cabinets with space for appliances.



DINING ROOM
11'00 x 8'07
A sliding door to the rear garden and space for a dining suite.



BEDROOM ONE
10'10 x 10'03
A window to the rear elevation, this room can be utilised as a bedroom or further reception room.



BATHROOM
6'04 x 5'06
Suite comprising a bath with shower over, WC and hand wash basin with a window to the side elevation.



FIRST FLOOR

LANDING
With doors leading to:-

BEDROOM TWO
10'00 x 9'11
A window overlooking the side elevation with carpet fitted and space for a double bed.



BEDROOM THREE
10'00 x 9'08
Space for a double bed with a window to the front elevation.

OUTSIDE



REAR GARDEN
The rear garden is mainly laid to the lawn with a paved patio and pedestrian gate to:-



DRIVEWAY
There is off road parking for two vehicles and access to:-

