28 Aynhoe Road
St Crispins
NORTHAMPTON
NN5 4GS

O.I.E.O. £290,000

- END OF TERRACE
- THREE BEDROOMS
- KITCHEN / BREAKFAST ROOM
- EN-SUITE TO MAIN BEDROOM
- EXCELLENT CONDITION
- RECENTLY CONSTRUCTED
- THREE STOREY
- DOWNSTAIRS WC
- SIDE BY SIDE OFF ROAD PARKING
- ENERGY EFFICIENCY RATING : B

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A recently constructed end of terrace situated in a quiet street in this sought after area, offering spacious accommodation with three bedrooms spread over three storeys, and side by side off road parking to the front. With accommodation comprising in brief; entrance hall, kitchen/breakfast room, lounge/diner, and downstairs wc to the ground floor, to the first floor are two bedrooms and a bathroom, with the main bedroom with en-suite shower room to the second floor. The property also benefits from UPVC double glazing, gas central heating, and gardens to the front and rear.

Entrance Hall
Enter via composite door, stairs rising to first floor, under stairs storage, cupboard housing fusebox, radiator.

Kitchen / Breakfast Room
11'3" x 8'4" (3.43 x 2.56)
UPVC window to front aspect, wall and base units with roll top work surfaces, double oven, hob with extractor over, stainless steel one and a half sink and drainer, washing machine, dishwasher, fridge/freezer, LVT flooring, radiator.

Downstairs WC
Low level WC, pedestal wash hand basin, complementary tiling, chrome heated towel rail.

Lounge / Diner
15'8" x 11'11" (4.78 x 3.65)
UPVC French doors to rear aspect, radiator.

First Floor Landing
Doors to all rooms, radiator.

Bedroom Two
15'8" x 11'0" (4.78 x 3.36)
Two UPVC windows to rear aspect, radiator.

Bedroom Three
9'4" x 8'4" (2.86 x 2.55)
UPVC window to front aspect, radiator.

Bathroom
8'3" x 6'3" (2.54 x 1.92)
Bath unit with shower over, low level wc, pedestal wash hand basin, complementary tiling, chrome heated towel rail.

Bedroom One
17'9" x 15'8" max (5.43 x 4.78 max)
Stairs leading up to second floor, UPVC window to front aspect, Velux window to rear aspect, fitted wardrobes, radiator.

En-Suite
7'6" x 4'7" (2.29 x 1.41)
Velux window to rear aspect, tiled double shower cubicle, low level wc, pedestal wash hand basin, complementary tiling, chrome heated towel rail.

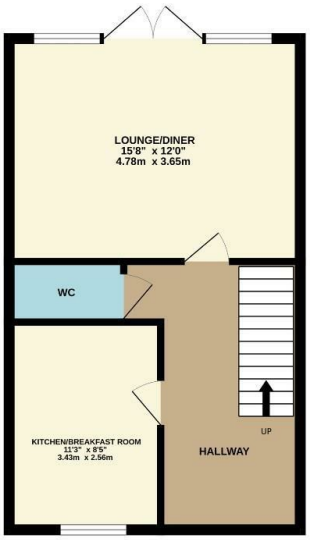
Front Garden
Lawn area with wood chip borders, various paving, driveway offering side by side off road parking for two vehicles.

Rear Garden
Mainly laid to lawn with patio area, gated side access, enclosed by wooden fencing.

Agents Note
Local Authority: West Northamptonshire
Council Tax Band: D

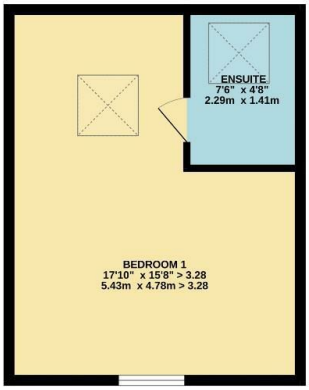
The vendor informs us there is an estate charge of approximately £200 per year to cover maintenance of the surrounding area.

GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.

2ND FLOOR
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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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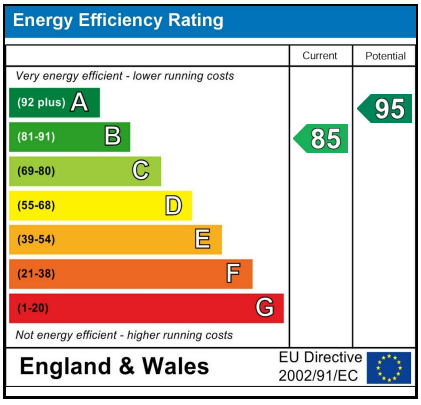

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