



Connells

Higgins Square
NORTHAMPTON

Higgins Square NORTHAMPTON NN4 9RE

for sale
£250,000



Property Description

Connells are delighted to offer to the market this re-furbished three bedroom property located in a cul-de-sac. This property is within close proximity of local shops and other amenities as well as having easy access onto the M1 motorway and other road links. In brief this property comprises an entrance hall, cloak room, kitchen / dining room and a living room. To the first floor there are three generous bedrooms and a family bathroom. Outside to the front of the property there is a laid to lawn garden and a pathway leading to the front door. To the rear, garden is mainly laid to lawn with a paved patio area which is ideal for entertaining, and a timber retaining fence. This property would be ideal for an investor or a first time buyer. Viewing is highly advised.

Entrance Hall

Door to the front elevation with doors leading off to the cloakroom, living room, kitchen / dining room and a storage cupboard.

Cloakroom

Suite comprising a low level w.c and a wash hand basin with tiling to the splash back areas. Chrome heated towel rail and an opaque UPVC double glazed window to the front elevation.

Living Room

UPVC double glazed window to the front and rear elevation. TV and telephone points and a wall mounted radiator.

Kitchen / Dining Room

Re-fitted with a range of wall and base level units. Stainless steel sink and drainer set into the work surface with a swan neck mixer tap over and complimentary up stands. Plumbing for a washing machine and a dishwasher as well as space for an upright fridge freezer. Integrated appliances comprising an electric oven and hob with a cooker hood over. Space for a dining table and a wall mounted radiator. UPVC double glazed window to the front and rear elevation. Open to rear lobby.

Rear Lobby

UPVC double glazed door to the rear elevation opening to the rear garden. Open to the kitchen and stairs rising to the first floor landing.

First Floor Landing

Stairs rising from the rear lobby with doors leading off to three bedrooms and the family bathroom. Storage cupboard, airing cupboard, access to the loft space and a wall mounted radiator.

Bedroom One

UPVC double glazed window to the rear elevation and a wall mounted radiator.

Bedroom Two

UPVC double glazed window to the rear elevation and a wall mounted radiator.

Bedroom Three

UPVC double glazed window to the front elevation and a wall mounted radiator.

Family Bathroom

Re-fitted suite comprising a panelled bath with a mixer tap over, shower attachment and a glazed screen. Low level flush w.c and a pedestal wash hand basin with tiling to the splash back areas. Chrome heated towel rail and an opaque UPVC double glazed window to the front elevation.

Outside

Front Garden

To the front of the property there is a laid to lawn garden with a paved pathway leading to the single garage.

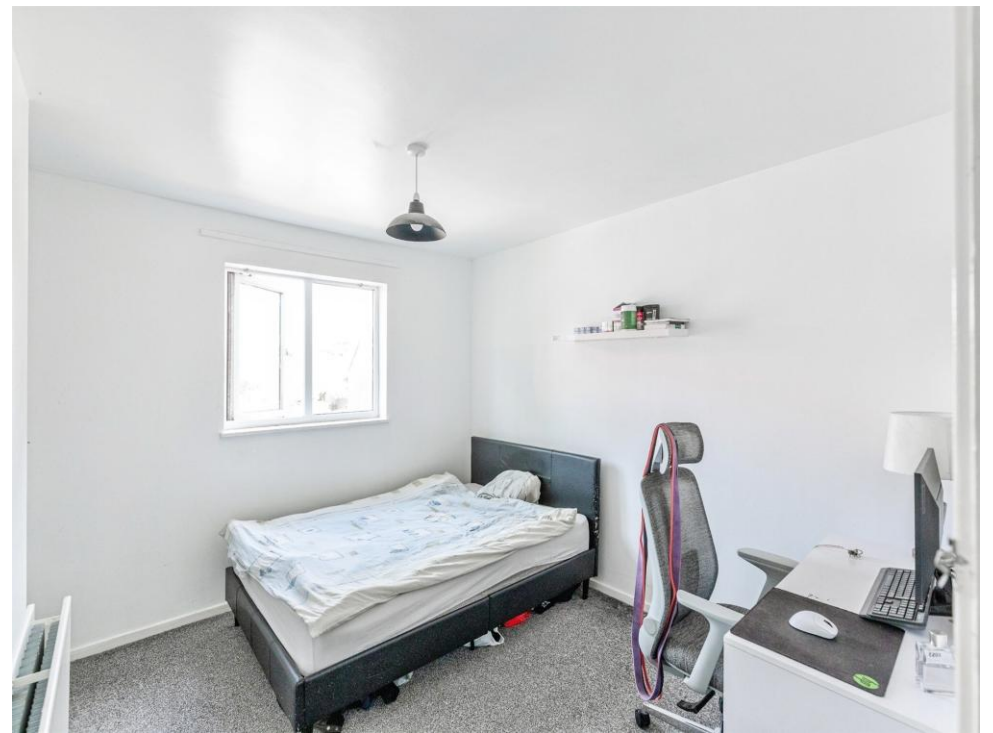
Rear Garden

The rear garden is mainly laid to lawn with a paved patio area ideal for entertaining. Timber retaining fence and gated access to the rear.

Parking

Parking is communal.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01604 706644
E woottonfields@connells.co.uk

11 Tudor Court Wootton Hope Drive Wootton
 NORTHAMPTON NN4 6FF

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online [connells.co.uk/Property/WFL408874](https://www.connells.co.uk/Property/WFL408874)



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WFL408874 - 0004