



7 Westfield Road

St James, Northampton, NN5 5BY

£1,100 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH.

Available now!!!

A well-presented two-bedroom property offering spacious and versatile accommodation. Featuring a good-sized lounge, separate dining/study area, kitchen, bathroom and two double bedrooms with fitted wardrobes. Outside is a generous rear garden, greenhouse, garage and off-road parking.



Unfurnished Accommodation: Entrance lobby, lounge, dining/study area, kitchen, bathroom/utility, first-floor landing, shower room, two double bedrooms and garage. Energy Rating C. Council Tax Band A.

The property is entered via a UPVC front door with frosted glazing, opening into a welcoming entrance hall with carpeted flooring, space for coats and a frosted window to the side elevation. From the entrance hall is a good-sized living room with attractive natural wooden floorboards, a decorative fireplace and a window overlooking the front elevation. The room flows through into a useful second reception area, ideal as a dining room, study or additional seating area, with the benefit of useful under-stairs storage.

Also on the ground floor is a bathroom comprising a low-level WC, hand wash basin and bath with shower over, together with a chrome heated towel rail and tiled surrounds. The bathroom also provides space and plumbing for utility appliances.

To the rear of the property is the kitchen, fitted with a range of wall and base-level units, an electric hob and electric oven. The room benefits from plenty of natural light from a roof window and a further window overlooking the rear garden.

Outside, the property benefits from a good-sized rear garden with a mixture of lawn, pathways and established shrubs and borders. There is a greenhouse approximately halfway down the garden, together with an older garage providing useful storage. Access is available to the rear via a service road, with off-road parking available.

Returning to the entrance hall, stairs rise to the first-floor accommodation. Bedroom two is positioned at the rear of the property and is a good-sized bedroom with carpeted flooring and substantial built-in wardrobes providing excellent storage. The main bedroom is positioned at the front of the property and is a particularly good-sized double bedroom, again benefiting from fitted wardrobes and a window overlooking the front elevation.

Completing the first floor is a separate shower room, fitted with a corner shower cubicle, pedestal wash hand basin and low-level WC, together with wall panelling and a heated towel rail.

Entrance Hall 6'7" x 3'11" (2.01m x 1.19m)

Living Room 15'0" x 11'1" (4.57m x 3.38m)

Dining/Second Reception Area 8'7" x 9'3" (2.62m x 2.82m)

Ground Floor Bathroom 5'8" x 8'2" (1.73m x 2.49m)

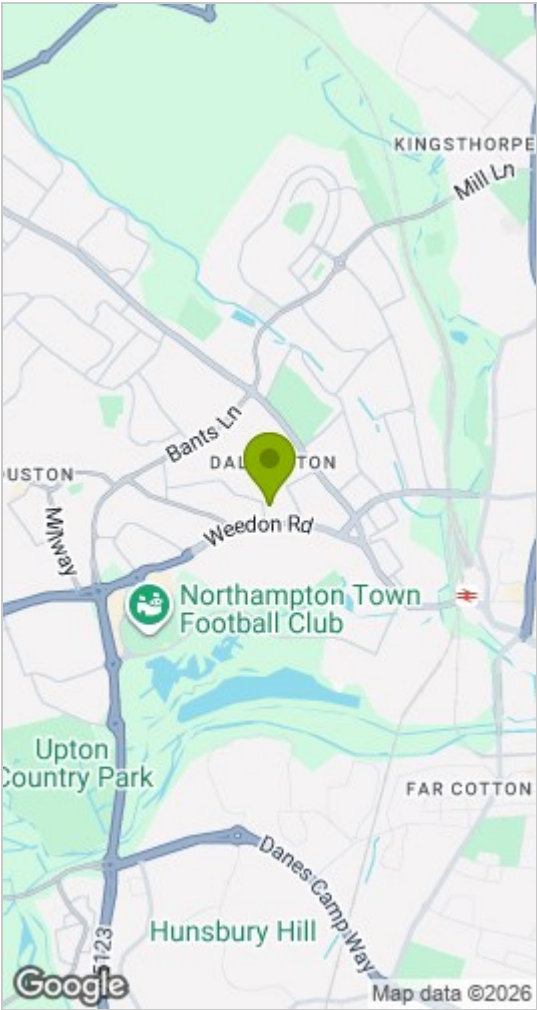
Kitchen 8'1" x 8'1" (2.46m x 2.46m)

Master Bedroom 12'0" x 10'11" (3.66m x 3.33m)

Bedroom Two 10'1" x 8'4" (3.07m x 2.54m)

Shower Room 6'1" x 4'5" (1.85m x 1.35m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		47
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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