



Connells

Alcombe Road  
Northampton



### Property Description

Offering an exceptional combination of modern convenience and fantastic yield potential, this property represents an ideal addition to any buy-to-let portfolio or a perfect step onto the property ladder for first-time buyers. Perfectly positioned within walking distance to local shops, reputable schools, and frequent bus routes, the location offers high tenant demand.

The internal accommodation is finished to a good standard. The property briefly comprises an entrance hallway leading to a spacious, light-filled lounge/diner, perfect for modern living. The kitchen has been tastefully modernised with contemporary units and ample workspace. The property also benefits from a useful cellar area, providing excellent additional storage.

To the first floor, you will find two generously proportioned double bedrooms and a large, modern family bathroom equipped with a shower. Externally, the property boasts a lovely, well-maintained rear garden.



## Entrance Hall

Enter via wooden door to the front aspect. Wall mounted radiator.

## Lounge / Diner

Double glazed windows to the front and rear aspects. Two chimney breasts. Two wall mounted radiators.

## Kitchen

Wall and base units. Worksurfaces. Sink and drainer unit. Space for white goods. Gas hob with hood over. Combi boiler. Double glazed window and door to the side aspect.

## Bedroom One

Double glazed window to the front aspect.

## Bedroom Two

Double glazed window to the rear aspect. Wall mounted radiator.

## Bathroom

Bath, wash hand basin and low level WC. Storage cupboard. Double glazed window to the rear aspect.

## Outside

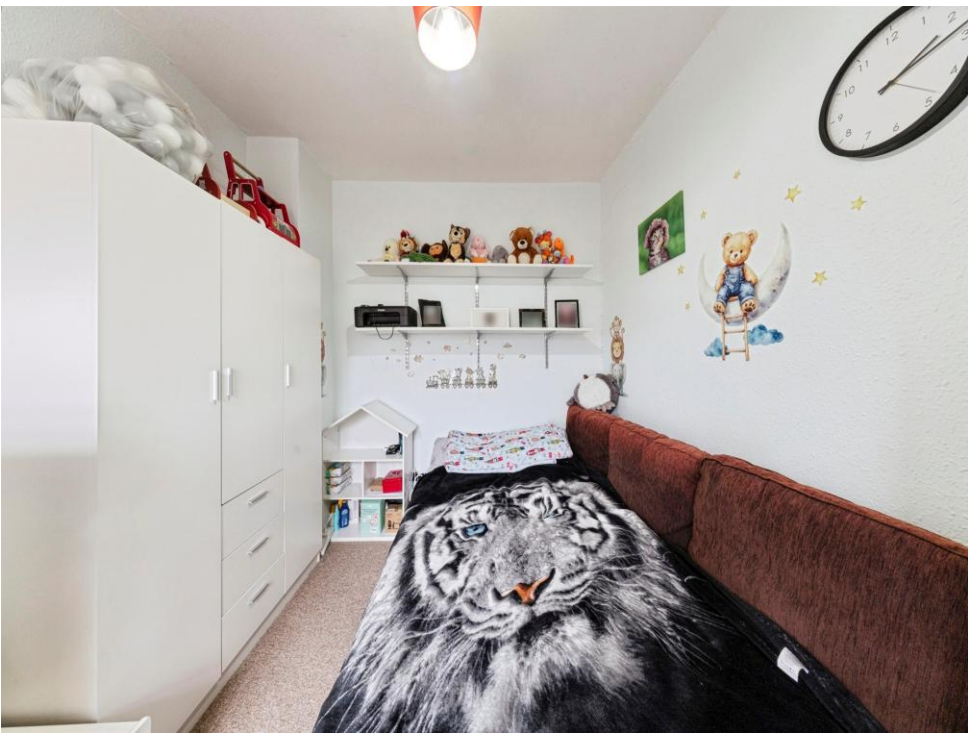
## Rear Garden

Gravel. Raised flower beds Outhouse. Enclosed by fencing.

## Parking

On street parking.









Total floor area 72.8 m<sup>2</sup> (784 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

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