

for sale

**£200,000** Freehold



## Monarch Road Northampton NN2 6EH

Located in a cul-de-sac, the property comprises entrance hall, living room with connecting door to the open plan kitchen/dining room. To the first floor there are two bedrooms and the family bathroom. Outside there is a Southerly facing rear garden and viewing is advised to fully appreciate.

- Energy Rating: D
- END OF TERRACE HOME
- LIVING ROOM AND OPEN PLAN KITCHEN/DINING ROOM
- TWO BEDROOMS AND A SPACIOUS FAMILY BATHROOM

# Property Details

## Entrance Hall

Door to the front elevation with further door leading to the living room. Wall mounted radiator and stairs rising to the first floor landing.

## Living Room

Two windows to the front elevation, fire surround with tiled hearth, wall mounted radiator and connecting door to the open plan kitchen/dining room.

## Kitchen/ Dining Room

Fitted kitchen with a range of wall and base level units. Stainless steel sink and drainer set into work surfaces. Plumbing for washing machine, space for upright freezer and further space for a free standing cooker. Window to the rear elevation and multi paned glazed door leading out to the rear garden. Exposed wooden floor boards, wall mounted radiator and space for dining table and chairs.

## First Floor Landing

Stairs rise from the entrance hall. Doors lead off to two bedrooms and the family bathroom. Access to loft space and window to the rear elevation.

## Bedroom One

Window to the front elevation and wall mounted radiator.

## Bedroom Two

Bay window to the front elevation and wall mounted radiator.

## Family Bathroom

Three piece suite comprising bath with shower mixer tap, low level flush WC and pedestal wash hand basin. Feature cast iron fireplace, airing cupboard and wall mounted radiator.

## Outside

### Rear Garden

Southerly facing rear garden which is mainly laid to lawn, with shrub border, paved patio area and gated access.

## Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

## Council Tax Band

A





To view this property please contact Connells on

**T 01604 716 655**  
**E [kingsthorpe@connells.co.uk](mailto:kingsthorpe@connells.co.uk)**

87 Harborough Road KINGSTHORPE  
NORTHAMPTON NN2 7SL

Property Ref: KTP408426 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)