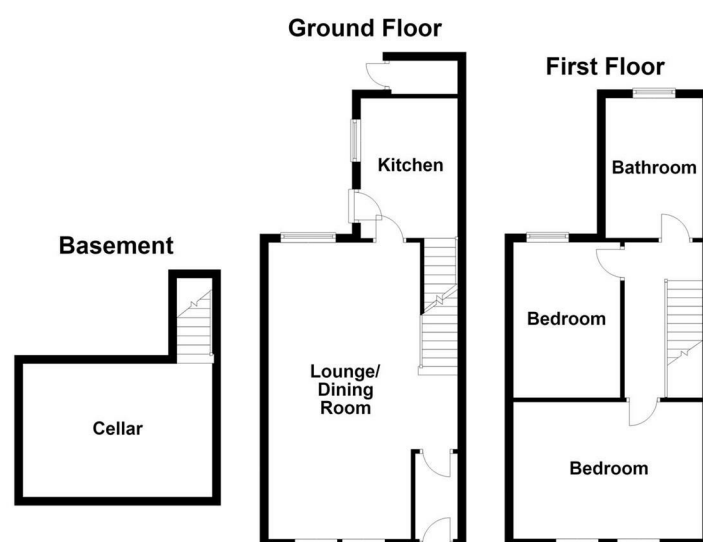




## 38 Washington Street, Kingsthorpe, Northampton, NN2 6NL



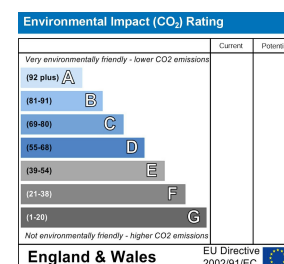
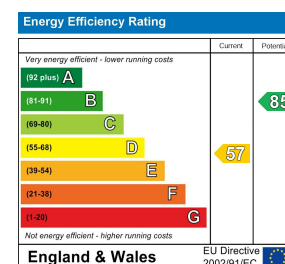
For illustration purposes only - not to scale



### £230,000 Freehold

A very well presented two bedroomed Victorian terrace property situated on a quiet road in the popular residential area of Kingsthorpe village. The accommodation comprises entrance hall, lounge/diner, re-fitted kitchen and cellar. To the first floor there are two double bedrooms and a re-fitted shower room. Outside is a block paved frontage and the rear garden is mainly laid to lawn and enjoys a sunny aspect and privacy.

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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Enter via a hardwood front door with obscure glass via steps from the street into the hall. Door to:-

#### LOUNGE/DINER

22'2 x 14'1

With window to the front and rear elevations, stairs rising to the first floor and door to:-



#### KITCHEN

10'6 x 7'5

A re-fitted range of base and eye level units, worktops, stainless steel sink with mixer tap over, built in gas hob with extractor over, built in oven, dishwasher, space for fridge/freezer, tiled floor and splashbacks and UPVC double glazed window to the side elevation.



#### CELLAR

## FIRST FLOOR

### LANDING

With doors leading to:-

#### BEDROOM ONE

14'1 x 10'4

UPVC double glazed window to the front elevation.



#### BEDROOM TWO

11'5 x 8'2

UPVC double glazed window to the rear elevation.



#### BATHROOM

10'3 x 7'4

Re-fitted suite comprising double walk in shower cubicle, WC, wash hand basin and a UPVC double glazed window to the rear elevation

#### OUTSIDE

## REAR GARDEN

With steps leading to the low maintenance rear garden and providing a private sunny area.



## SERVICES

Main drainage, gas, water and electricity are connected.

## COUNCIL TAX

West Northamptonshire Council - Band B

## LOCAL AMENITIES

The centre of Kingsthorpe offers many facilities including Supermarkets, Library, Off Licence, Post Office, a selection of Public Houses and a Restaurant along with various other retail outlets. There is a bus service from the Welford Road to and from Northampton town centre. Local schools include Kingsthorpe Village Primary School, Boughton Primary School, Kingsthorpe Grove Primary School and All Saints CEVA Primary School in Boughton Green Road. Secondary education is available at Kingsthorpe Community College also on Boughton Green Road.

## HOW TO GET THERE

From Northampton town centre proceed in a northerly direction along the A508 Barrack Road leading into Queens Park Parade towards Kingsthorpe. At the traffic light junction with the Cock Hotel continue straight on over the traffic lights taking the first turning on the left into Washington Street where the property then stands further along the road on the right hand side.

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For further information on viewing call 01604 230222