



22 Bibury Crescent
Northampton, NN3 6AG



Derran Dooley

Partnered With

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Property Experts

A beautifully presented two-bedroom semi-detached bungalow situated within the popular Boothville area of Northampton, offering well-proportioned accommodation, a generous rear garden, off-road parking and the added benefit of a versatile loft room.

The current owners have made a number of improvements to the property during their ownership, including a refitted kitchen, contemporary shower room, replacement UPVC windows and doors, along with redecoration throughout, creating a comfortable and well-maintained home ready for its next owners to enjoy.

The accommodation begins with an entrance hall leading through to a bright and comfortable living room. The refitted kitchen provides a smart and practical space, while the ground floor is completed by two well-proportioned bedrooms and a modern shower room.

A particularly useful feature of the home is the additional loft room, accessed via a staircase and previously used as a bedroom. This provides excellent additional space and could work equally well as a home office, hobby room, snug or occasional guest space, depending on individual requirements.

Outside, the property benefits from a front garden and driveway providing off-road parking, leading to a detached garage.

To the rear is a generous garden with a sunny aspect and good degree of privacy, predominantly laid to lawn with a patio area providing plenty of space for outdoor seating, entertaining and enjoying the warmer months.

Located in the established and popular Boothville area, the property is conveniently positioned for local amenities, schooling and transport links, while offering a great combination of single-storey living and additional versatile space.

With its refitted kitchen and shower room, two bedrooms, useful loft room, driveway, detached garage and generous rear garden, this is a fantastic opportunity for buyers looking for a well-presented bungalow in a popular Northampton location.

£230,000



2



1



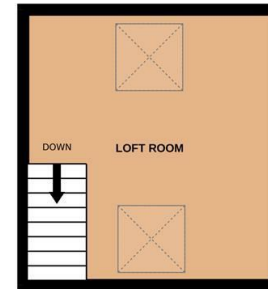
2



GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
168 sq.ft. (15.6 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.1 sq.m.) approx.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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