



Aviary Row, Northampton NN2 7FJ

welcome to

Aviary Row, Northampton

Situated in the modern residential development of Scholars Green in Kingsthorpe, this home benefits from easy access to well regarded schools and is less than 1.5 miles from Kingsthorpe village where you'll find supermarkets, shops and restaurants plentiful.

Entrance Hall

Double glazed door to the front aspect, stairs rising to first floor landing, radiator and doors leading to:

Cloakroom

Suite comprising wash hand basin, low level WC, radiator and double glazed obscured window to the front aspect.

Lounge

Double glazed window to the front aspect, door to understairs cupboard and radiator.

Kitchen

Fitted kitchen comprising wall and base units with wood effect worksurfaces over, one and a half stainless steel sink and drainer unit with mixer tap over, electric oven with gas hob and cooker hood over, integrated fridge/ freezer, plumbing for washing machine, radiator, double glazed window to the rear aspect and double glazed French to the rear aspect leading to the conservatory.

Conservatory

Single glazed windows to the side and rear aspect, and single glazed doors to the side and rear aspect leading to the rear garden.

First Floor Landing

Stairs rising from entrance hall, door to airing cupboard, access to loft space and doors leading to all rooms.

Bedroom One

Double glazed window to the front aspect, door to storage cupboard, radiator and door leading to en suite.

En Suite

Suite comprising shower cubicle, pedestal wash hand basin, low level WC, radiator and double glazed obscured window to the front aspect.

Bedroom Two

Double glazed window to the rear aspect and radiator.

Bedroom Three

Double glazed window to the rear aspect and radiator.

Bathroom

Suite comprising bath with mixer tap over, pedestal wash hand basin, low level WC, radiator, shower panels and double glazed obscured window to the side aspect.

Externally Front

Open frontage mainly laid to lawn with mature tree and driveway to the side aspect providing off road parking.

Rear Garden

Mainly laid to lawn with paved patio area for seating, garden shed, fully enclosed with timber fencing with gated access leading to the front aspect.





view this property online williamhbrown.co.uk/Property/KIN109657



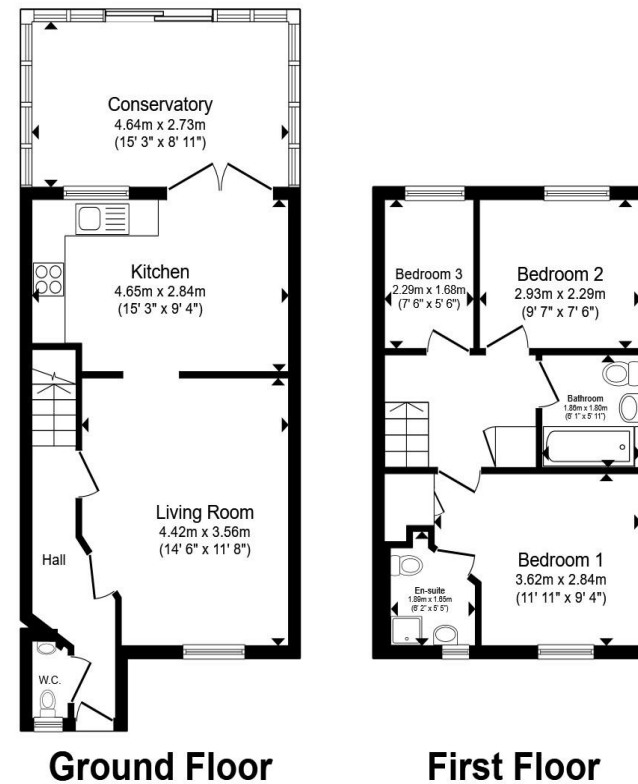
welcome to

Aviary Row, Northampton

- Three Bedrooms
- Conservatory Extension
- En Suite Shower
- Guest Cloakroom
- Stunning Condition

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£280,000



Total floor area 83.7 m² (901 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



view this property online williamhbrown.co.uk/Property/KIN109657



Property Ref:
KIN109657 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01604 719461



NorthamptonNorth@williamhbrown.co.uk



74 Kingsley Park Terrace, Kingsley,
NORTHAMPTON, Northamptonshire, NN2 7HH



williamhbrown.co.uk