

128 Cedar Road East

**NORTHAMPTON
NN3 2JF**

£275,000



- **THREE BEDROOM**
- **MID TERRACE**
- **UPVC DOUBLE GLAZING (WHERE SPECIFIED)**
- **FRONT AND REAR GARDENS**
- **DOUBLE BAY FRONTED**
- **GARDEN ROOM**
- **GAS TO RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING: D**

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PERSONAL • PROFESSIONAL • PROACTIVE

A mature three bedroom, double bay fronted mid terrace property, situated close to Abington Park within close range of the Town Centre. The accommodation comprises of entrance hall, lounge, study, kitchen and dining/garden room to the ground floor. The first floor comprises of three bedrooms and family bathroom. Additional benefits include UPVC double glazing (where specified), gas to radiator heating and gardens to front and rear.

Ground Floor

Entrance Hall

Tiled flooring, stairs leading to first floor landing, storage cupboard, door to:

Lounge

11'10" x 12'11" into bay (3.62 x 3.95 into bay)
Radiator, box bay window to front, feature fireplace.

Study

9'2" x 6'11" (2.80 x 2.11)
Window to rear, radiator, door to:

Utility Cupboard

Radiator, plumbing for washing machine, door to side leading to garden.

Kitchen

13'5" x 8'9" (4.11 x 2.67)
Modern fitted kitchen comprising Belfast sink unit with base cupboard under, a range of floor standing cupboards with worktops above, eye level cupboard, built in dishwasher and fridge/freezer, fitted electric hob with extractor fan above, electric double oven, wooden flooring, radiator.

Dining/Garden Room

8'10" x 9'1" (2.71 x 2.79)
UPVC double glazed window to side, UPVC double glazed French doors out to rear, two double glazed Velux windows to ceiling, tiled flooring.

First Floor

Landing

Built in cupboard, loft access, doors to:

Bedroom One

15'3" x 13'0" into bay (4.66 x 3.98 into bay)
Radiator, double glazed box bay window to front.

Bedroom Two

8'7" x 10'1" (2.64 x 3.08)
Radiator, UPVC double glazed window to rear.

Bedroom Three

9'3" x 6'10" (2.82 x 2.10)
Radiator, UPVC double glazed window to rear.

Bathroom

Suite comprising bath unit with shower unit above, hand wash basin, heated towel rail, UPVC double glazed window to side.

WC

Comprises low level WC, UPVC double glazed window to side.

Externally**Front Garden**

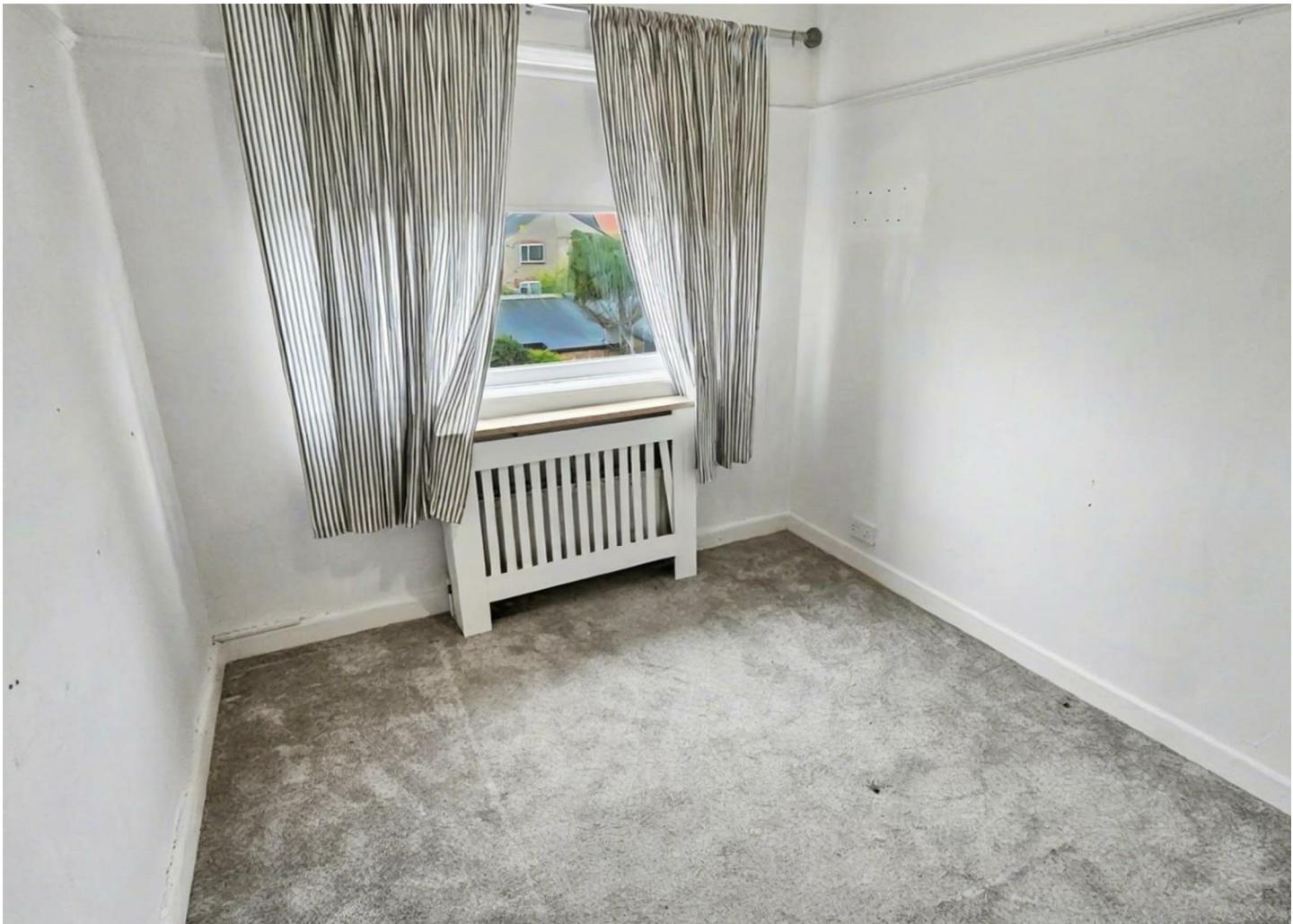
Surrounded by brick dwarf wall, gated access, paved pathway leading to front door.

Rear Garden

Wooden decked patio area leading to artificial lawn area, timber shed to rear of garden, rear gated access via service road.

Agents Notes

Council Tax Band: C





GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.

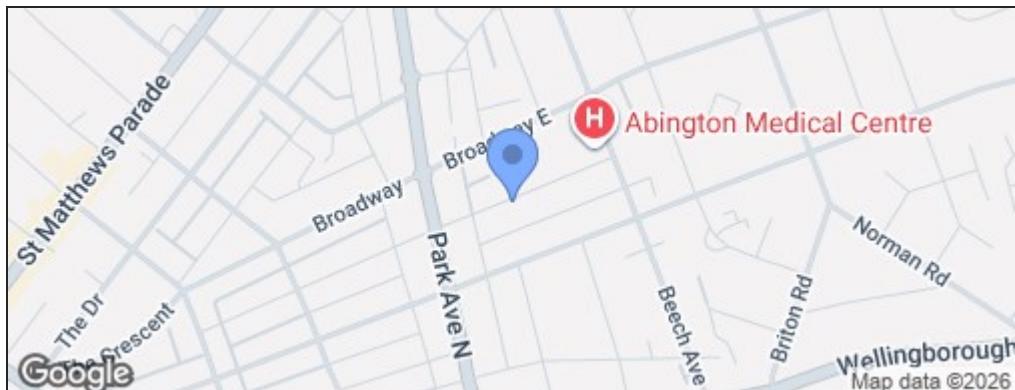


TOTAL FLOOR AREA: 977 sq.ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.