

for sale

£260,000



Bective Close Northampton NN2 7FE

Ideally located in the popular location of Kingsthorpe, is this **IMMACULATELY PRESENTED** two bedroom property, which is being offered with **NO UPWARD CHAIN**, Call us on 01604 716655 to register your interest.

Bective Close Northampton NN2 7FE

Inner Hall

Connecting door to the cloakroom, living room and kitchen/dining room. Stairs rise to the first floor landing.

Cloakroom

Two piece white suite comprising low level flush w.c and pedestal wash hand basin with complimentary tiling to splash back area.. Extractor fan and wall mounted radiator.

Living Room

14' 2" max x 13' 10" (4.32m max x 4.22m)

UPVC double glazed window to the front elevation. Wall mounted radiator, under stairs storage cupboard and connecting door to the inner hall.

Kitchen/ Dining Room

14' 2" x 8' 3" (4.32m x 2.51m)

Fully fitted kitchen comprising a range of wall and base level units. Stainless steel one and a half bowl sink and drainer with mixer tap over, set into the work surfaces with matching up stands. Integrated oven and four ring gas hob with stainless steel cooker-hood over. Plumbing for washing machine and space for free standing upright fridge/ freezer. Wall mounted radiator and UPVC double glazed window and UPVC double glazed French

doors to the rear elevation.

First Floor Landing

Stairs rise from the inner hall. Doors lead off to two double bedrooms and the family bathroom. Airing cupboard and access to the loft space.

Bedroom One

12' 1" x 10' 8" (3.68m x 3.25m)

Two UPVC double glazed window to the front elevation and wall mounted radiator.

Bedroom Two

14' 1" x 9' 2" max (4.29m x 2.79m max)

Two UPVC double glazed window to the rear elevation and wall mounted radiator.

Family Bathroom

Three piece white suite comprising panelled bath with shower mixer tap over, and glazed shower screen, low level flush w.c and pedestal wash hand basin with complimentary splash back. Extractor fan and wall mounted radiator.



Outside

Front Garden/ Parking

Shrub border and pathway to the front door. Outside light and two allocated parking spaces.

Rear Garden

Landscaped rear garden which is mainly laid to lawn with shrub and flower borders. Two patio areas which are ideal for entertaining, retaining timber fencing and gated access to the rear.

Agents Note

Amplus Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 75% share and the remaining 25% share of the property from Amplus Housing Association to enable the Freehold purchase on completion. The advertised price is for the 100% Freehold. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.

Council Tax Band

B





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.focalagent.com

To view this property please contact Connells on

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87 Harborough Road KINGSTHORPE
 NORTHAMPTON NN2 7SL

Property Ref: KTP408179 - 0004

Tenure:Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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This is a Leasehold property with details as follows; Term of Lease 99 years from 02 Aug 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.

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