

for sale

**£250,000** Freehold



## Kingsland Avenue Northampton NN2 7PP

Offered to the market with **NO UPWARD CHAIN** is this three bedroom semi-detached property in the a popular area of Kingsthorpe, ideally located for local amenities and Northampton Train Station. Viewing is highly advised to fully appreciate.

- Energy Rating: D
- **NO UPWARD CHAIN**
- **OPEN PLAN KITCHEN/DINING ROOM**
- **THREE GOOD SIZE BEDROOMS**
- **FAMILY BATHROOM AND**

# Property Details

## Entrance Hall

Enter via a double glazed door to the front elevation. Doors lead off to the living room, downstairs shower room and open plan kitchen/dining room. Tiled floor, wall mounted radiator and stairs rising to the first floor landing.

## Downstairs Shower Room

Three piece suite comprising tiled shower, low level flush wc. and wash hand basin. UPVC opaque double glazed window to the side elevation and tiled floor and walls.

## Living Room 11' 9" plus bay x 10' 10" ( 3.58m plus bay x 3.30m )

UPVC double glazed bay window to the front elevation. Wall mounted radiator and laminate flooring.

## Kitchen/ Dining Room 20' 1" x 10' 8" max ( 6.12m x 3.25m max )

L-Shaped Room - Fitted kitchen with a range of wall and base level units. Sink and drainer set into the work surfaces with tiling to splash back areas. Integrated appliances comprise oven, microwave and five ring gas hob with cooker hood over. Plumbing for washing machine and space for fridge/freezer. Wall mounted radiator, tiled floor and space for a dining table and chairs. UPVC double glazed French doors to the rear elevation leading out to the rear garden, and UPVC double glazed window to the rear elevation.

## First Floor Landing

Stairs rise from the entrance hall. Doors leading to three bedrooms and the family bathroom. UPVC double glazed window to the side elevation.

## Bedroom One 11' 8" x 10' 10" ( 3.56m x 3.30m )

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

## Bedroom Two 10' 8" x 10' 11" into recess ( 3.25m x 3.33m into recess )

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

## Bedroom Three 8' 4" max x 8' 10" ( 2.54m max x 2.69m )

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

## Family Bathroom

Three piece suite comprising panelled bath with shower over, low level flush wc and vanity wash hand basin with storage below. Chrome heated towel rail and UPVC opaque double glazed window to the side elevation.

## Outside

### Front Garden

Off road parking, grassed area and door to the side porch

providing access to the rear garden.

### Rear Garden

Lawned garden leading up to the Garden Room at the rear of the garden. Walled to one side and door to side porch providing access to the front of the house.

### Council Tax Band

B





To view this property please contact Connells on

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87 Harborough Road KINGSTHORPE  
NORTHAMPTON NN2 7SL

Property Ref: KTP407793 - 0001

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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