23 Probyn Close
Southfields
NORTHAMPTON
NN3 5LN

£185,000

- SEMI-DETACHED
- UPVC DOUBLE GLAZING
- LARGE REAR GARDEN
- NO UPPER CHAIN
- TWO BEDROOMS
- OFF ROAD PARKING
- CUL-DE-SAC LOCATION
- ENERGY EFFICIENCY RATING : D

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A modern two bedroom semi detached property situated on a large plot in the corner of a cul-de-sac street, offered with no upper chain, ideal for first time buyers and investors. With accommodation comprising in brief; entrance hall, lounge, and kitchen/breakfast room to the ground floor, with two bedrooms and a bathroom to the first floor. The property also benefits from UPVC double glazing, gas central heating, front and rear gardens, and off road parking.

Ground Floor

Entrance Hall

Lounge
16'0" into bay (reducing to 13'0") x 9'6" (4.88 into bay (reducing to 3.97m) x 2.90)
Bay UPVC window to front aspect, feature fireplace, radiator.

Kitchen / Breakfast Room
12'8" x 8'1" (3.87 x 2.48)
UPVC window and door to rear aspect, a range of wall and base units with roll top work surfaces, stainless steel sink and drainer, double oven with hob and extractor over, complementary tiling, wall mounted combination boiler, space for various appliances, breakfast bar, under stairs storage cupboard, radiator.

First Floor

Landing
UPVC window to side aspect, loft access, storage cupboard, wooden laminate flooring

Bedroom One
12'1" x 9'6" (3.70 x 2.91)
UPVC window to front aspect, two fitted wardrobes, radiator.

Bedroom Two
10'9" x 6'2" (3.29 x 1.89)
UPVC window to rear aspect, wooden laminate flooring, radiator.

Bathroom
6'2" x 5'5" (1.89 x 1.67)
Obscure UPVC window to front aspect, panel bath with shower over, low level wc, inset sink unit with storage under, complementary tiling, wooden laminate flooring, radiator.

Externally

Front Garden
Lawn area and paved driveway offering off road parking, flower and shrub beds.

Rear Garden
Mainly laid to lawn with patio area, various flower and shrub borders, gated side access, enclosed by wooden fencing.

Agents Notes
Local Authority: West Northamptonshire
Council Tax Band: C

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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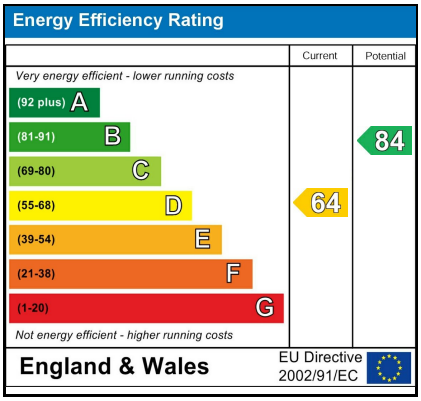

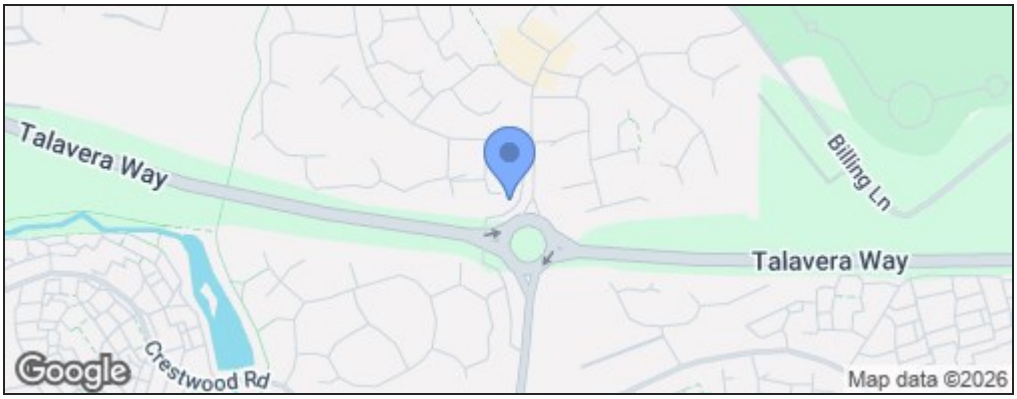

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