

for sale

£175,000



## Clarence Avenue Northampton NN2 6NX

Offered to the market is this two bedroom GROUND FLOOR FREEHOLD apartment, which has been updated by the current owners and offers a living/dining room with feature media wall, a newly installed kitchen and shower room. The property also offers GREAT ACCESS FOR TRANSPORT LINKS.



# Clarence Avenue Northampton NN2 6NX

## Shared Entrance Hall

Entered via door to front elevation.

## Living/ Dining Room

15' 8" into media wall and plus bay x 11' 8" ( 4.78m into media wall and plus bay x 3.56m )

UPVC double glazed bay window to front elevation. Feature media wall with electric fire set in. Wall mounted radiator, coving and recessed spot lights to ceiling and connecting door to the inner hallway.

## Inner Hallway

Doors lead off to two bedrooms, the newly re-fitted shower room and the newly re-fitted kitchen. cloaks cupboard, storage

cupboard and recessed spotlights to ceiling.

## Kitchen

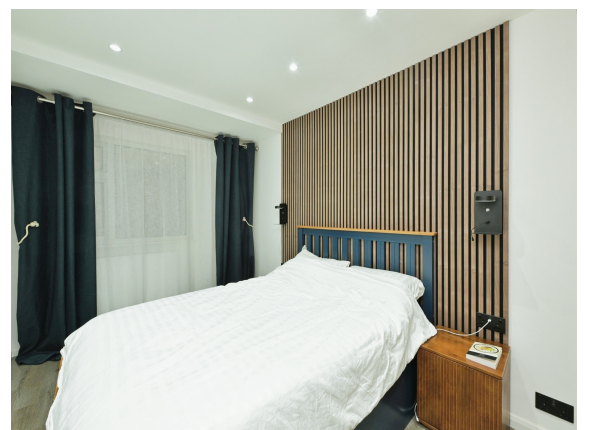
9' 6" x 6' 4" ( 2.90m x 1.93m )

Newly fitted kitchen with a range of wall and base level units. Sink with mixer tap over, set into work surfaces and fully tiled to walls. Integrated appliances comprise dishwasher, single electric oven and four ring hob with cooker hood over. Fitted shelves, wall mounted radiator, recessed spotlights to connecting door to the Lean To.

## Master Bedroom

13' 1" x 8' 3" ( 3.99m x 2.51m )

Double bedroom with UPVC double glazed window and feature wall.



## Bedroom Two

7' 2" x 6' 8" ( 2.18m x 2.03m )

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

## Shower Room

Newly fitted shower room with modern three piece suite comprising walk-in shower, low level flush w.c, vanity wash hand basin and fully tiled to walls and floor. Wall mounted cabinet and chrome heated towel rail.

## Lean To/ Conservatory

13' 1" x 8' 1" into door recess ( 3.99m x 2.46m into door recess )

UPVC double glazed window to the rear elevation, partly glazed door leading out to the rear garden. Plumbing for washing machine and space for a tumble dryer.

## Outside

## Rear Garden

Laid to lawn with paved pathway leading to the external work from home office/garden room and single garage. Retaining timber fencing and wall.

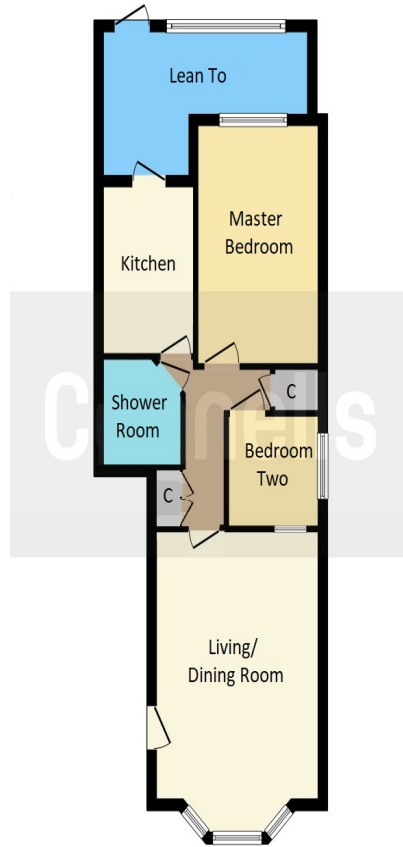
## Home Office/ Garden Room

Of UPVC construction with versatile use as a work from home office/garden room. Double glazed windows looking out over the rear garden.

## Garage

Single garage accessed via the shared road to the rear, with up and over door and power and lighting connected.





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Property Ref: KTP407523 - 0009

Tenure:Freehold EPC Rating: C

Council Tax Band: A

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