

for sale

offers over **£175,000** Freehold



## Boughton Green Road Northampton NN2 7SW

Ideally located for easy access to local schools and amenities is the end of terrace home which is offered to the market with NO UPWARD CHAIN. The property benefits from two reception rooms and two double bedrooms and a lawned garden to the rear.

- Energy Rating: D
- OFFERED WITH NO UPWARD CHAIN
- END OF TERRACE HOME
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS

# Property Details

## Living Room 10' 6" x 9' 10" ( 3.20m x 3.00m )

UPVC double glazed window to the front elevation. Wall mounted radiator and connecting door to the dining room

## Dining Room 15' 7" x 10' 6" ( 4.75m x 3.20m )

UPVC double glazed window to the side elevation. Wall mounted radiator, under stairs cupboard and open to the kitchen. Stairs rise to the first floor landing and open to the rear lobby.

## Kitchen 11' 2" x 5' 7" ( 3.40m x 1.70m )

Fitted with a range of wall and base level units. Sink and drainer set into work surfaces and tiled to splash back areas. Space for free standing oven with cooker hood over. Plumbing for washing machine and space for under counter fridge and freezer. UPVC double glazed window to the rear elevation.

## Rear Lobby

UPVC double glazed door to the side elevation providing access to the rear garden. Tiled floor and connecting door to the shower room.

## Shower Room

Three piece suite comprising double shower cubicle, low level flush w.c, vanity wash hand basin and fully tiled to walls and floor. Wall mounted heated towel rail, extractor fan and UPVC opaque double glazed window to the side elevation.

## First Floor Landing

Stairs rise from the dining room. Doors leading off to two double bedrooms.

## Bedroom One 10' 6" x 9' 9" ( 3.20m x 2.97m )

UPVC double glazed window to the rear elevation. Cupboard housing the central heating boiler and wall mounted radiator.

## Bedroom Two 10' 6" x 9' 6" ( 3.20m x 2.90m )

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

## Outside

## Rear Garden

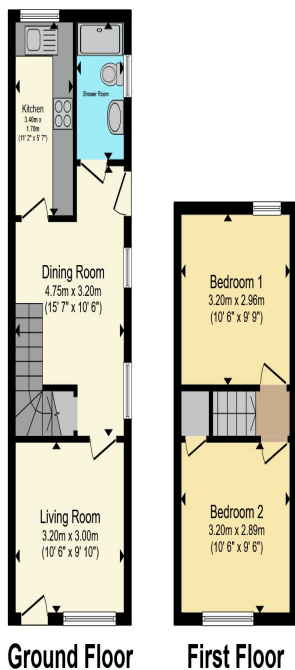
Mainly laid to lawn with retaining timber fencing and wall. Hard standing and gated access to the side.

## Council Tax Band

B







Total floor area 55.6 m<sup>2</sup> (598 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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Property Ref: KTP408044 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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