

for sale

offers in excess of **£250,000** Freehold



## Obelisk Rise Northampton NN2 8TY

Offered to the market with NO UPWARD CHAIN is this two bedroom bungalow ideally located on the popular location of Obelisk Rise and within close proximity to local amenities and bus routes. Viewing of this property, set in a cul-de-sac is highly advised to fully appreciate.

- Energy Rating: B
- NO UPWARD CHAIN
- SEMI-DETACHED BUNGALOW SET IN A CUL-DE-SAC
- LIVING/DINING ROOM
- TWO DOUBLE BEDROOMS AND A

# Property Details

## Entrance Porch

UPVC double glazed door to the side elevation and further door leading to the entrance hall.

## Entrance Hall

Doors lead off to the living/dining room, kitchen, two double bedrooms and shower room. Airing cupboard, wall mounted radiator, coving to ceiling and access to loft space.

## Living/Dining Room 16' 6" x 10' 10" ( 5.03m x 3.30m )

UPVC double glazed window to the front elevation. Feature brick fire place with gas fire set in, wall lights and wall mounted radiator.

## Kitchen 10' 4" x 9' 3" ( 3.15m x 2.82m )

Fitted kitchen with a range of wall and base level units. Stainless steel sink with mixer tap over set into work surfaces and tiled to splash back areas. Integrated appliances comprise single electric oven and four ring gas hob with cooker hood over. Plumbing for washing machine and space for upright fridge freezer. Replaced central heating boiler and UPVC double glazed window to the front elevation.

## Bedroom One 10' 4" x 9' 3" ( 3.15m x 2.82m )

UPVC double glazed window to the rear elevation looking out over the rear garden. Range of fitted wardrobes and drawers, coving to ceiling and wall mounted radiator.

## Bedroom Two 10' 5" x 7' 10" ( 3.17m x 2.39m )

UPVC double glazed window patio doors opening to the conservatory. Wall mounted radiator and coving to ceiling.

## Conservatory 11' 9" x 6' 3" ( 3.58m x 1.91m )

UPVC conservatory with double glazed windows to the rear and side elevations. Double glazed French doors open to the rear garden and further UPVC double glazed door to the side providing access to the driveway.

## Shower Room

Three piece white suite comprising shower cubicle, pedal stall wash hand basin, low level w.c. and tiled to splash back areas. Wall mounted radiator and UPVC opaque double glazed window to the side elevation.

## Outside

### Front Garden

Mainly laid to lawn with driveway providing off road parking and leading to the single garage.

### Rear Garden

Low maintenance rear garden mainly laid to pavement slabs, retaining timber fencing and courtesy door to the single garage.

### Single Garage

Single garage with electric roller door and power and lighting connected. Window to the side elevation and courtesy door leading to the rear garden.

## Agents Note

The property benefits from Solar Panels. Please call us on 01604 716655 for further information.

## Council Tax Band

C





To view this property please contact Connells on

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Property Ref: KTP407638 - 0002

Tenure:Freehold EPC Rating: B

Council Tax Band: C

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