



**Ermine Road, Northampton NN3 5ES**

**welcome to**

## **Ermine Road, Northampton**

We're pleased to present this wonderful three bedroom home, which benefits from being chain free in the popular location of Northampton.

### **Entrance Hall**

Entered via double glazed door to the front aspect, stairs rising to first floor landing and doors leading to Lounge and Cloakroom with steps leading up to Kitchen/ Dining Room.

### **Cloakroom**

Suite comprising wash hand basin with mixer tap over, low level WC, partly tiled and double glazed obscured window to the front aspect.

### **Lounge**

Double glazed window to the front aspect and spotlights to ceiling.

### **Kitchen/ Dining Room**

Fitted kitchen comprising wall and base units with worksurfaces over, sink and drainer unit with mixer tap over, tiling to splashback areas, electric oven with gas hob and cooker hood over, integrated dishwasher, space for fridge/ freezer, plumbing for washing machine, space for tumble dryer, spotlights to ceiling, double glazed window to the rear aspect and double glazed door to the rear aspect leading to rear garden.

### **First Floor Landing**

Stairs rising from entrance hall, access to loft space and doors leading to all rooms.

### **Bedroom One**

Double glazed window to the rear aspect, radiator and spotlights to ceiling.

### **Bedroom Two**

Double glazed window to the front aspect, built in wardrobes, radiator and spotlights to ceiling.

### **Bedroom Three**

Double glazed windows to the rear aspect, radiator and spotlights to ceiling.

### **Bathroom**

Suite comprising bath with shower over and glass screen, vanity wash hand basin, low level WC, radiator. spotlight to ceiling, fully tiled and double glazed obscured window to the front aspect.



## Externally

### Front

Small grassed area enclosed with hedging and pathway leading to front door.

### Rear Garden

Rear garden mainly laid with paving, decked area with pagoda over, steps leading up to shed and rear gated access and fully enclosed with timber fencing.



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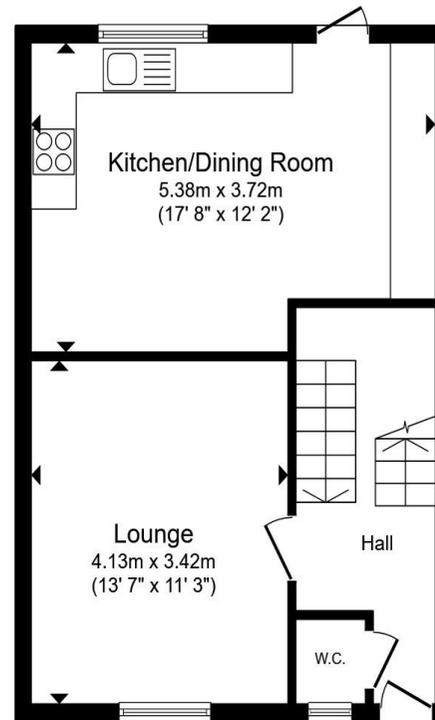
## Ermine Road, Northampton

- CHAIN FREE
- THREE BEDROOMS
- ON STREET PARKING
- SET OVER FOUR STAGGERED LEVELS
- POPULAR LOCATION OF NORTHAMPTON

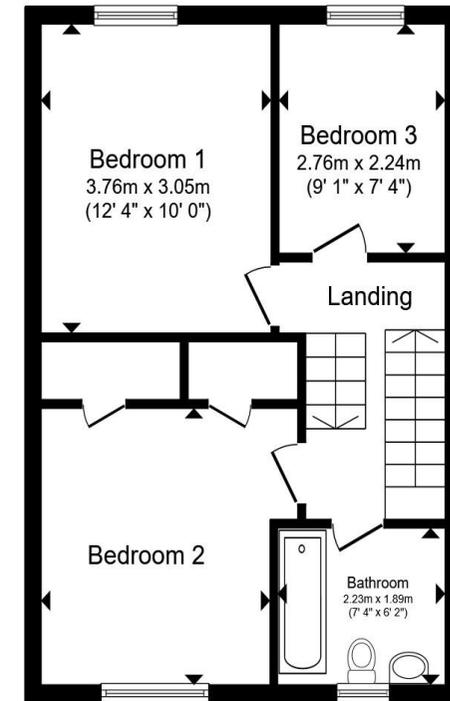
Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£265,000**



**Ground Floor**



**First Floor**

Total floor area 85.5 m<sup>2</sup> (921 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:  
KIN109483 - 0003

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