



Connells

Tyes Court
Northampton



Property Description

Ground Floor: Upon entering, you are greeted by an entrance hall leading to a convenient ground-floor cloakroom and a versatile reception room. Currently utilised as a living space, this room could easily serve as a fourth bedroom, a quiet home office, or a playroom. To the rear, the kitchen/diner provides a great space for entertaining with direct access to a low-maintenance private rear garden perfect for summer evenings.

First Floor: The first floor offers a bright and spacious living room, providing a comfortable area to unwind, alongside a well-proportioned bedroom that makes an ideal guest room or child's bedroom.

Second Floor: The top floor houses two generously sized bedrooms, both flooded with natural light, and a family bathroom, ensuring comfortable accommodation for all.

Exterior: The property further benefits from a private driveway, providing off-street parking, alongside ample communal parking spaces for visitors.



Lounge

Double glazed window to the front aspect. Wall mounted radiator. TV point,

Reception Room

Double glazed window to the front aspect. Wall mounted radiator.

Kitchen

Double glazed french doors to the rear aspect. Wall and base units. Breakfast bar. integrated oven with gas hob and hood over. Space for white goods. Wall mounted radiator.

First Floor Landing

Storage cupboard.

Bedroom Two

Double glazed window to the front aspect. Wall mounted radiator.

Bathroom

Bath with electric shower over, wash hand basin and low level WC. Towel rail.

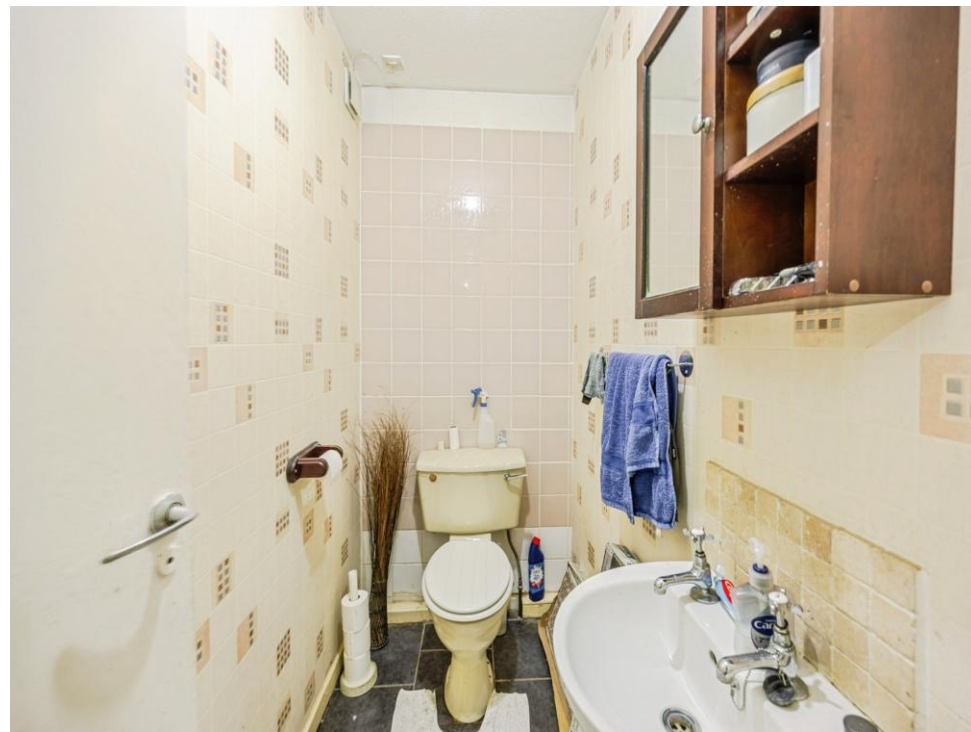
Second Floor Landing

Storage cupboard housing boiler.

Bedroom One

Double glazed window to the rear aspect. Wall mounted radiator.









Ground Floor First Floor Second Floor

Total floor area 117.0 m² (1,259 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



To view this property please contact Connells on

T 01604 638 281
E northampton@connells.co.uk

6 Wood Hill
 NORTHAMPTON NN1 2DA

EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/NHT415155



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: NHT415155 - 0002