



Good Choice Property Sales are proud to offer for sale this well presented, Victorian terraced property situated in the popular area of Semilong, near to local amenities, schools, parks and Northampton Train Station.

Accommodation includes entrance hall, lounge diner and kitchen. To the first floor are two double bedrooms and a four piece bathroom. Outside are south facing rear gardens. Other benefits include double glazing, gas radiator heating and cellar. (B/67m<sup>2</sup>/S)

**Key Features:**

- WELL PRESENTED VICTORIAN TERRACE
- LOUNGE DINER
- MODERN KITCHEN
- TWO DOUBLE BEDROOMS
- FOUR PIECE BATHROOM
- SOUTH FACING - LOW MAINTENANCE REAR GARDEN
- NEAR TO LOCAL AMENITIES
- NEAR TO PARKS, SCHOOLS & NORTHAMPTON TRAIN STATION
- CELLAR
- DOUBLE GLAZING & GAS RADIATOR HEATING
- COUNCIL TAX BAND A

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For more property information please see the 'Property Description' page on the Rightmove advert.



### Entrance Hall

Entered via a double glazed front door, carpet, radiator, stairs to the first floor and doors leading to the lounge diner.

### Lounge Diner 6.8m x 3.07m (22'4 x 10'1)

Carpet, two radiators, double glazed windows to the front and rear and opening to the kitchen.

### Kitchen 2.81m x 2.07m (9'3 x 6'9)

Tiled flooring, base and wall units, worktops, electric oven and hob, extractor, space for a washing machine and fridge freezer, radiator, double glazed window and door to the rear garden and door to the cellar.

### Cellar

Storage only.



### First Floor Landing

Carpet, loft access and doors to:

### Bathroom 3.06m x 2.07m (10' x 6'9)

Tiled flooring, bath, shower cubicle, dual flush WC, pedestal wash basin, tiling to water sensitive areas, boiler cupboard, double glazed window to the rear and radiator.

### Bedroom 1 3.16m x 3.96m (10'4 x 13')

Carpet, double glazed window to the front, radiator and cupboard.

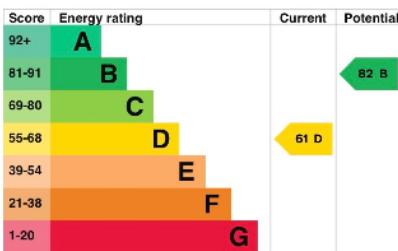
### Bedroom 2 3.52m x 2.19m (11'7 x 7'2)

Carpet, double glazed window to the rear and radiator.



### Rear Garden

South facing, fence and wall enclosed, block paving and gravelled seating area.



The graph shows this property's current and potential energy rating.

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**Disclaimer:** These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.