

for sale

offers over **£240,000** Freehold



Campus Drive Northampton NN2 7FN

Set in the popular area of Scholars Green, Connells are pleased to offer to the market this **WELL PRESENTED** two bedroom end of terrace home, ideally located for easy access to local schools and amenities. Viewing is highly advised to fully appreciate.

- Energy Rating: B
- END OF TERRACE HOME
- SET ON THE POPULAR DEVELOPMENT OF SCHOLARS GREEN
- KITCHEN/DINING ROOM

Property Details

Entrance Hall

Door to the front elevation with further doors leading off to the downstairs cloakroom and living room. Wall mounted radiator and stairs rising to the first floor landing.

Cloakroom

Two piece modern white suite comprising low level flush w.c and wash hand basin with tiling to splash back area. Wall mounted radiator and UPVC opaque double glazed window to the front elevation.

Living Room 15' 10" x 8' 10" max (4.83m x 2.69m max)

UPVC double glazed window to the front elevation. Under Stairs storage cupboard, wall mounted radiator and connecting door leading to the kitchen / dining room.

Kitchen/ Dining Room 12' 8" x 8' 10" (3.86m x 2.69m)

Modern fitted kitchen with a range of wall and base level units. One and a half bowl sink and drainer with mixer tap over, set into work surfaces with complementary up stands. Integrated appliances comprise washing machine, fridge/freezer, single electric oven with four ring hob and extractor hood over. Wall mounted radiator, UPVC double window to the rear elevation and UPVC double glazed french doors leading out to the rear garden.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to two double bedrooms and the family bathroom. Access to the boarded loft space via a pull down ladder.

Bedroom One 12' 8" max x 8' 11" (3.86m max x 2.72m)

Two UPVC double glazed windows to the front elevation. Wall mounted radiator and over stairs storage cupboard.

Bedroom Two 12' 8" x 8' 4" (3.86m x 2.54m)

UPVC double glazed window to the rear elevation. Wall mounted radiator and space for free standing wardrobes.

Family Bathroom

Three piece modern white suite comprising panelled bath with shower over and glazed shower screen. Pedestal wash hand basin, low level flush w.c and complimentary tiling to splash back areas. Wall mounted radiator and extractor fan.

Outside

Front Garden/ Parking

Mainly laid to lawn with shrub border and pathway leading to the front door. Outside lighting and block paved driveway to the side providing off road parking. Gated access to the rear garden.

Rear Garden

Patio area providing great space for entertaining. Mainly laid to lawn with retaining timber fencing, gated access to the side.

Council Tax Band

B





To view this property please contact Connells on

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Property Ref: KTP408047 - 0003

Tenure:Freehold EPC Rating: B

Council Tax Band: B

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.

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