

34 Kempton Drive

**TOWCESTER
NN12 6NG**

£270,000



- MID TERRACE
- OFF ROAD PARKING
- WELL PRESENTED
- CLOAKROOM
- ENERGY EFFICIENCY RATING: B

- TWO BEDROOMS
- GARDENS
- OPEN PLAN LOUNGE/KITCHEN/DINING ROOM
- UPVC DOUBLE GLAZED

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PERSONAL • PROFESSIONAL • PROACTIVE

A modern, recently constructed, two bedroom mid terrace property situated in the new estate in Towcester. The accommodation briefly comprises entrance hall, open plan kitchen/diner/living area, cloakroom, two bedrooms and bathroom. Additional benefits include UPVC double glazing, gas to radiator central heating, off road parking and gardens to front and rear.

Ground Floor

Entrance Hall

Vinyl flooring, stairs rising to first floor, radiator, door to:

Open Plan Kitchen/Diner/Living Area

22'1" x 12'2" max (6.75 x 3.72 max)

Kitchen

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, built in gas hob with extractor fan above, electric oven, fitted dishwasher and washing machine, vinyl flooring, UPVC double glazed window to front, breakfast bar.

Diner/Living Area

Vinyl flooring, radiator, UPVC double glazed French doors to rear.

Cloakroom

Suite comprising low level WC, hand wash basin, tiled splash areas, radiator, vinyl flooring.

First Floor

Landing

Loft access, doors to:

Bedroom One

12'2" x 8'3" (3.72 x 2.52)

Radiator, UPVC double glazed window to rear.

Bedroom Two

12'2" x 6'10" (3.72 x 2.10)

Built in cupboard, radiator, UPVC double glazed window to front.

Bathroom

Suite comprising bath unit with shower unit above, hand wash basin, low level WC, tiled splash areas, heated towel rail.

Externally

Front Garden

Small front garden, laid with slate, pathway leading to front door, driveway to side of property providing off road parking, gated access via private pathway leading to rear garden.

Rear Garden

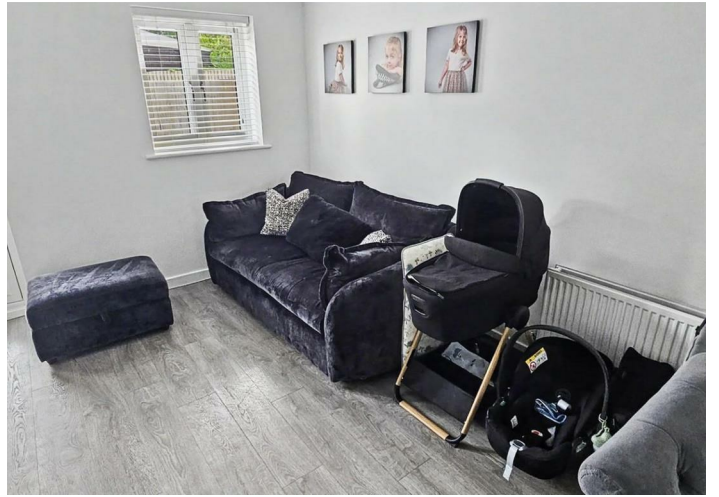
Rear Garden

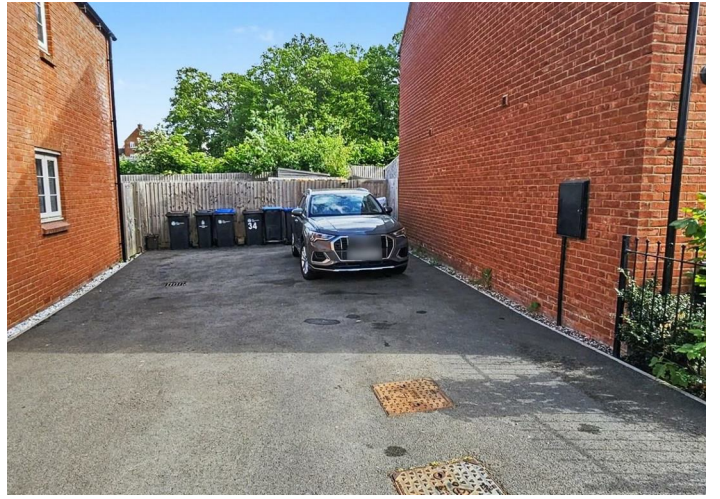
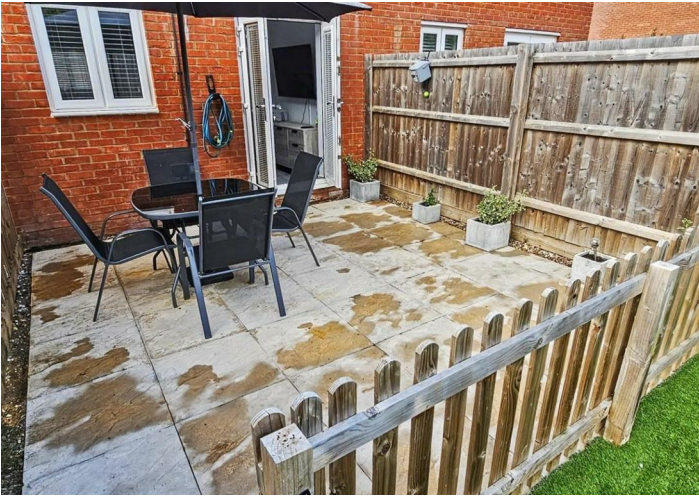
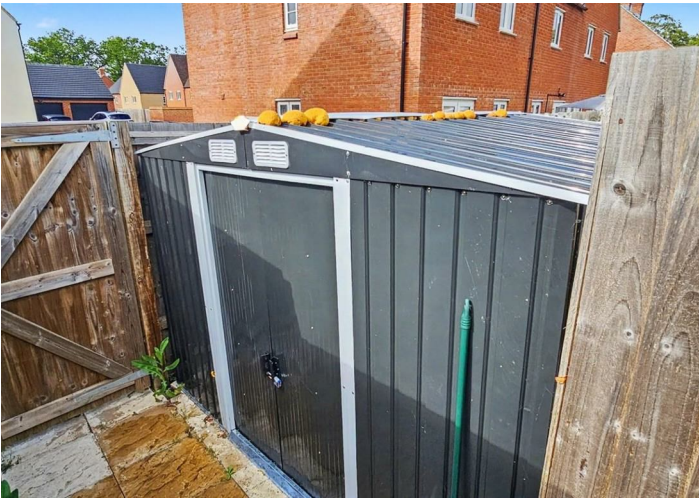
Shed area, paved patio area, picket fence and gates leading to artificial lawn area.

Agents Notes

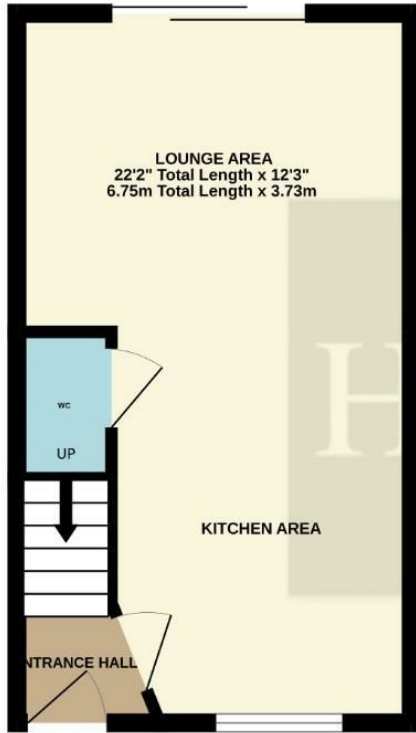
Council Tax Band: B

Maintenance Charge: TBC

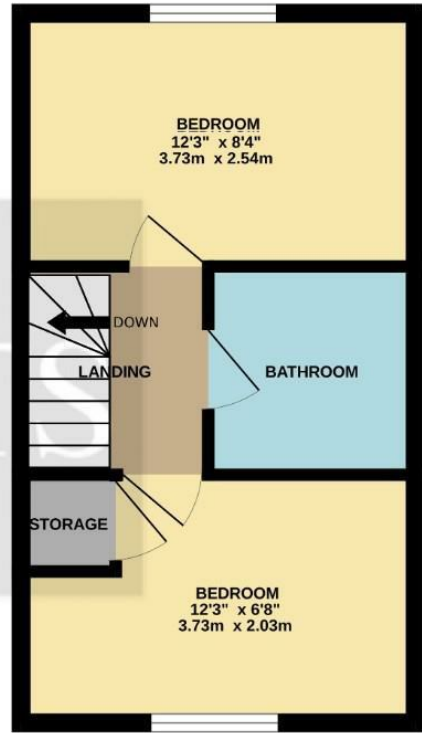




GROUND FLOOR
272 sq.ft. (25.2 sq.m.) approx.



1ST FLOOR
272 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 543 sq.ft. (50.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.