



31 RAWLEY CRESCENT

NORTHAMPTON, NN5 6PU

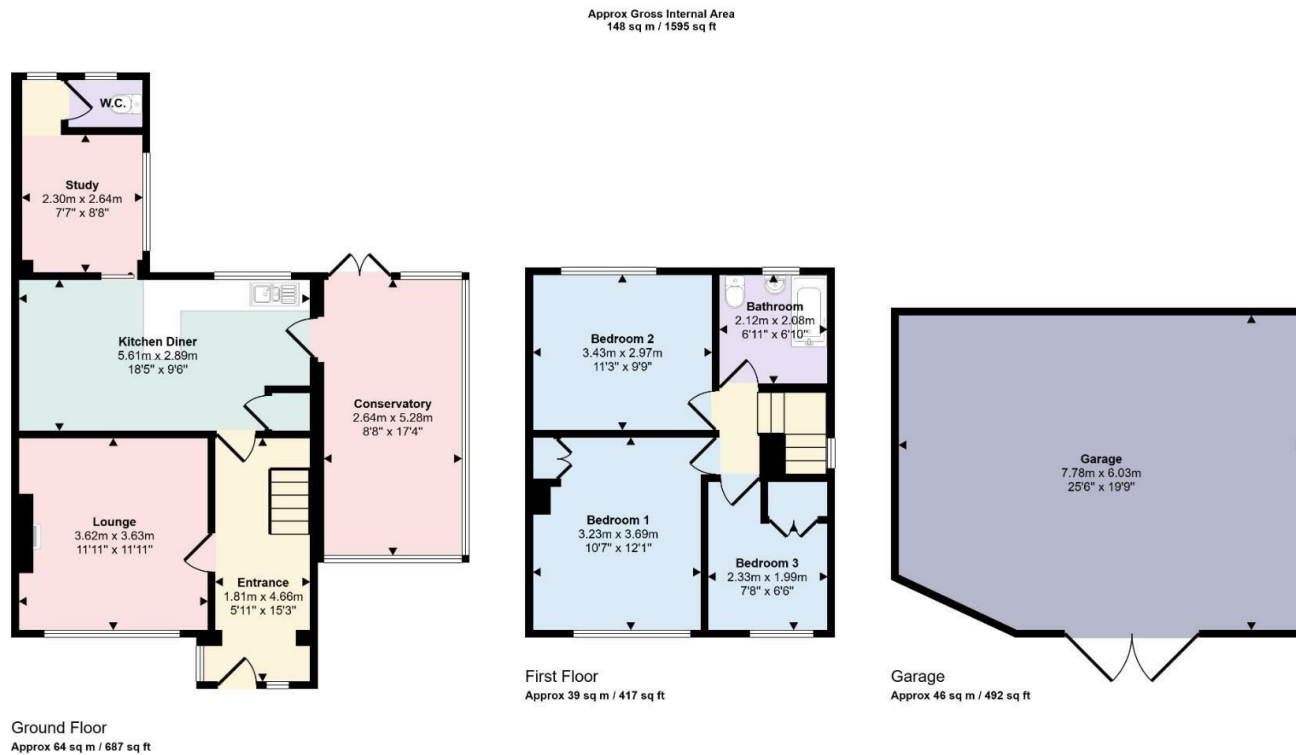
£260,000
FREEHOLD

Stonhills are delighted to offer this extended three bedroom end-terrace house, occupying a generous corner plot in the popular Duston area. The property requires modernisation but offers excellent potential to improve, extend or potentially further develop, subject to the necessary consents.

The accommodation comprises hall, lounge, kitchen/dining room, study, conservatory and WC, with three bedrooms and a family bathroom to the first floor. Outside is a large rear garden, gated off-road parking and substantial double garage/workshop.

Conveniently located for local schools, shops and amenities, with good access to Northampton town centre and major road links.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Northampton Office Sales
39 St Giles Street
Northampton
Northamptonshire
NN1 1JF

01604 624424
lewis@stonhills.co.uk
<https://www.stonhills.co.uk/>

stonhills
LAND & ESTATE AGENTS