

for sale

£250,000 Freehold



Chalcombe Avenue Northampton NN2 8LD

Ideally located for local schools and amenities is this three/four bedroom home offered to the market with NO UPWARD CHAIN. The property benefits from a kitchen/dining room, three good size bedrooms and a home office/bedroom four. Viewing is highly advised to fully appreciate.

- Energy Rating: D
- OFFERED WITH NO UPWARD CHAIN
- OPEN PLAN KITCHEN/DINING ROOM
- FAMILY BATHROOM AND SHOWER ROOM

Property Details

Entrance Porch

Door to the front elevation and further door opening to the entrance hall.

Entrance Hall

Doors lead off to the living room, kitchen/dining room and shower room. Stairs rise to the first floor landing.

Living Room

UPVC double glazed window to the rear elevation and wall mounted radiator.

Kitchen/ Dining Room

Fitted kitchen with a range of wall and base level units. Sink and drainer set into work surfaces and tiled to splash back area. Integrated oven and hob, and space for under counter fridge and freezer as well as a upright fridge freezer. UPVC double glazed window to the front elevation and UPVC double glazed French doors to the rear elevation leading out to the rear garden. Wall mounted radiator and space for dining table and chairs.

Home Office/ Bedroom Four

Work from home office/bedroom four with UPVC double glazed windows to the front and rear elevations and wall mounted radiator.

Shower Room

Shower cubicle with complimentary Aqua boarding to splash back areas..

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three bedrooms and the family bathroom.

Bedroom One

UPVC double glazed window to the rear elevation. Fitted wardrobes and wall mounted radiator.

Bedroom Two

UPVC double glazed window to the rear elevation and wall mounted radiator.

Bedroom Three

UPVC double glazed window to the front elevation and wall mounted radiator.

Family Shower Room

Three piece suite comprising shower cubicle, low level flush w.c and pedestal wash hand basin with complimentary Aqua boarding to splash back areas. Wall mounted radiator and UPVC opaque double glazed window to the front elevation.

Outside

Front Garden

Laid to lawn and steps leading up to the entrance porch.

Rear Garden

Patio area and lawned area with mature trees and shrubs.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Council Tax Band

B





Total floor area 94.8 m² (1,020 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 716 655
E kingsthorpe@connells.co.uk

87 Harbrough Road KINGSTHORPE
 NORTHAMPTON NN2 7SL

Property Ref: KTP408467 - 0002

Tenure:Freehold EPC Rating: D

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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