Connells

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for sale

£275,000 Freehold



Kingsmead Northampton NN2 8HX

Offered to the market with NO UPWARD CHAIN is this three bedroom linked house ideally located in the popular area of Kingsthorpe. Benefiting from a downstairs cloakroom, an open plan kitchen/dining room, three good sized bedrooms and a conservatory, viewing is highly advised to fully

- ENERGY RATING: C
- NO UPWARD CHAIN
- OPEN PLAN KITCHEN/DINING ROOM
- THREE BEDROOMS
- CONSERVATORY

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

Property Details

Entrance Hall

Door to the front elevation. Further door opening to the living room and cloakroom. Stairs rise to the first floor landing.

Cloakroom

Two piece 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

UPVC double glazed window to the front elevation. Fitted electric fire, wall mounted radiator and connecting door to the open plan kitchen/dining room.

Kitchen/ Dining Room

Fitted kitchen with a range of wall and base level units. Stainless steel sink and drainer with mixer tap over, set into work surfaces and tiled to splash back areas. Integrated appliances comprise electric oven and four ring gas hob with cooker hood over. Plumbing for washing machine and space for an upright fridge/freezer. Wall mounted radiator, UPVC double glazed French doors lead through to the conservatory, space for dining table and chairs and UPVC double glazed window to the rear elevation looking out over the rear garden.

Conservatory

Of UPVC construction and set on a dwarf wall with UPVC double glazed windows to the rear and side elevations and a UPVC double glazed door leading out to the rear garden

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. Built-in wardrobe and wall mounted radiator.

Bedroom Two

UPVC double glazed window to the front elevation. Built-in wardrobe and wall mounted radiator.

Bedroom Three

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

Family Bathroom

Three piece white suite comprising bath with shower over and glazed shower screen, low level flush w.c, wash hand basin with complimentary tiling to splash back areas and floors. Chrome heated towel rail and UPVC opaque double glazed window to the rear elevation.

Outside

Front Garden

Low maintenance front garden laid to gravel with retaining hedging. Pathway to front door and driveway providing off road parking and leading to the single garage.

Rear Garden

Mainly laid to lawn with gravelled borders and retaining hedging and fencing. Decking area and outside lighting.

Single Garage

Single garage with up and over door and power and lighting connected. UPVC double glazed window to the rear elevation and courtesy door to the conservatory.

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

C









Total floor area 84.3 m² (907 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

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NORTHAMPTON NN2 7SL

Property Ref: KTP408531 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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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