

Connells

Balmoral Road
Northampton

Balmoral Road
Northampton NN2 6JZ

for sale
£220,000







Property Description

Connells are pleased to offer to you this well presented three bedroom Victorian terraced house set in the sought after area of Queens Park. bringing an excellent opportunity to first time buyers, home movers and investors seeking a spacious family home close to local amenities.

The exterior of the property benefits from plenty of on street parking and a large enclosed rear garden creating the perfect outdoor space to enjoy in the warmer months with family and friends.

The ground floor of the property offers ample open space with a spacious living/dining room perfect for hosting or them cosy winter family evenings. continuing through the ground floor you have a fully fitted kitchen/breakfast room offering plenty of work top space and dinning space, as well as a downstairs WC. The converted cellar offers additional space for storage or plenty opportunity to convert into extra living space subject to gaining the correct planning permission

To the first floor of the property there are three generously sized bedrooms making this an ideal family home. With ample natural light throughout with double glazed windows, also benefiting from a modern shower room and wc.

This property is offered with NO UPWARD CHAIN and viewing is highly recommended to fully appreciate.

Entrance Hall

Door to the front elevation with further doors leading off to the open plan living/dining room and kitchen/breakfast room. Stairs rise to the first floor landing and stairs leading down to the cellar.

Living Room

Double glazed bay window to the front elevation, wall mounted radiator, coving to ceiling and open to the dining area.

Dining Area

Double glazed window to the rear elevation. Space for dining table and chairs, wall mounted radiator, coving to ceiling and feature cast iron fireplace.

Kitchen/ Breakfast Room

Fitted kitchen with a range of wall and base level units. Stainless steel sink and drainer with swan neck mixer tap over, set into work surfaces and tiled to splash back areas. Free standing cooker with stainless steel cooker hood over, plumbing for washing machine and further space for an upright fridge/freezer. Space for breakfast table and chairs, wall mounted radiator and two double glazed windows to the side elevation. Connecting door to the rear lobby.

Rear Lobby

Door opens to the ground floor w.c and double glazed door to the rear elevation leading out to the rear garden.

Ground Floor Cloakroom

Low level flush w.c and tiled to half height. Double glazed window to the rear elevation.

First Floor Landing

Stairs and cloakroom. rise from the entrance hall. Doors lead off to three bedrooms, shower room and cloakroom.

Bedroom One

Two double glazed windows to the front elevation. Wall mounted radiator, coving to ceiling and two open wardrobes with hanging space and shelving.

Bedroom Two

Double glazed window to the rear elevation and wall mounted radiator.

Bedroom Three

Double glazed window to the rear elevation and wall mounted radiator.

Shower Room

White suite comprises shower cubicle and wash hand basin with complimentary aqua boarding and tiles to splash back areas. Glazed window to the side elevation.

First Floor Cloakroom

Low level flush w.c. extractor fan and tiled to half height.

Outside

Rear Garden

Mainly laid to lawn with retaining low level brick walls and fencing, and two paved patio areas which are ideal for entertaining.

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

















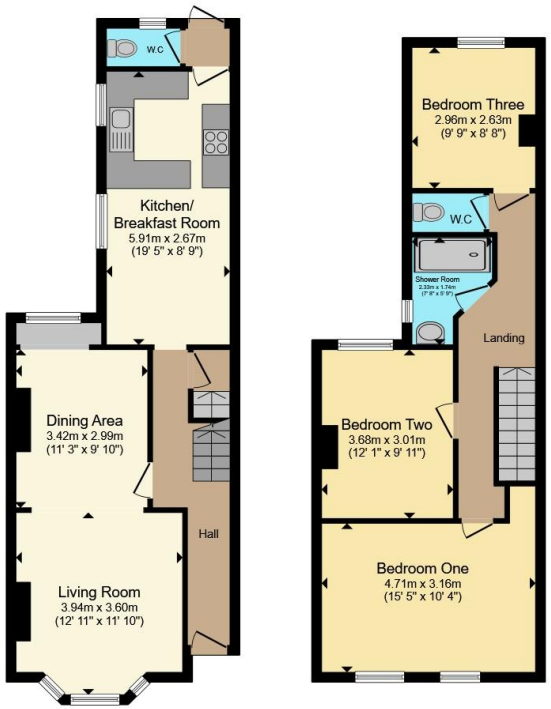

Ground Floor **First Floor**

Total floor area 101.8 m² (1,096 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

Connells

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87 Harborough Road KINGSTHORPE
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EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/KTP408552

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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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