

for sale

£280,000



Ash Rise Northampton NN2 8SB

Offered to the market is this well presented house ideally located within close proximity to local SCHOOLS and AMENITIES. The property offers a good size living, kitchen and dining room which leads to the conservatory. Three double bedrooms, a bathroom and driveway leading to a single garage.

Ash Rise Northampton NN2 8SB

Entrance Hall

Door to the side elevation with further door leading to the living room, cloaks cupboard and connecting door to the integral garage.

Living Room

UPVC double glazed window to the front elevation, wall mounted radiator and stairs rising to the first floor landing. Connecting door to the dining room.

Dining Room

Open doorway to the kitchen, wall mounted radiator, space for dining table and chairs and patio doors opening to the spacious conservatory.

Kitchen

Fitted with a range of wall and base level units. Sink and drainer set into work surfaces with complimentary tiling to splash back areas. Space for free standing cooker with cooker hood over. Space for upright fridge/freezer and plumbing for washing machine and dishwasher.

Conservatory

UPVC constructed conservatory set on a dwarf wall with double glazed french doors leading out to the rear garden, wall mounted radiator and breakfast bar.

First Floor Landing

Stairs rise from the living room. Doors lead off to three double bedrooms and the family bath room.

Bedroom One

UPVC double glazed window to the front elevation. Wall mounted radiator and space for free standing wardrobe.

Bedroom Two

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

Bedroom Three

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



Family Bathroom

Three piece white suite comprising panelled corner bath, pedestal wash hand basin and low level flush w.c. Separate shower cubicle, wall mounted radiator and UPVC opaque double glazed window to the rear elevation.

Outside

Driveway

Block paved driveway providing off road parking for several cars and leading to the single integral garage and gated access to the side that leads to the rear garden.

Garage

Single integral garage with electric roller door, with power and lighting connected. Large storage cupboard and courtesy door to the entrance hall.

Rear Garden

Spacious paved patio with steps leading to the lawned area with pond. Retaining timber fencing and side gated access.

Council Tax Band

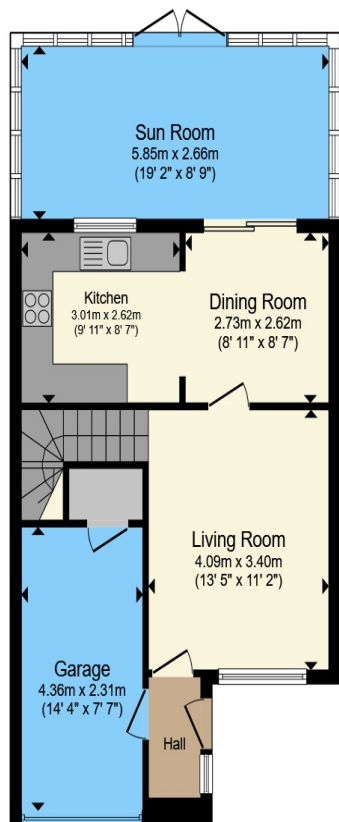
B

Agents Note

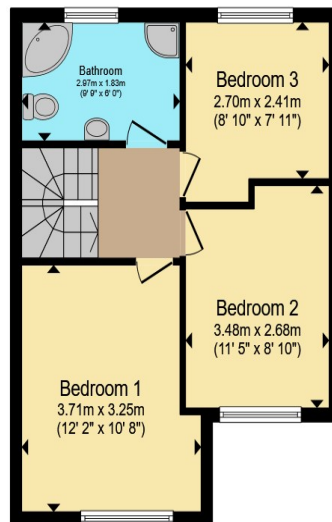
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



First Floor

Total floor area 87.8 m² (946 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

To view this property please contact Connells on

T 01604 716 655
E kingsthorpe@connells.co.uk

87 Harborough Road KINGSTHORPE
 NORTHAMPTON NN2 7SL

Property Ref: KTP408448 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: B

view this property online
connells.co.uk/Property/KTP408448

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk