

for sale

offers in excess of **£270,000** Freehold



Kingsland Avenue Northampton NN2 7PS

Connells are pleased to bring to the market this well presented semi-detached family home which is offered with NO UPWARD CHAIN. Ideally situated on a corner plot and located within close proximity to local schools and amenities, viewing is highly advised to fully appreciate.

- ENERGY RATING: D
- NO UPWARD CHAIN
- SEMI-DETACHED FAMILY HOME
- LIVING/DINING ROOM AND FITTED KITCHEN
- THREE GOOD SIZE BEDROOMS

Property Details

Entrance Porch

Door to the side elevation and PVC double glazed window to the front elevation. Connecting door to the entrance hall.

Entrance Hall

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

Living/Dining Room

UPVC double glazed window to the front elevation and UPVC double glazed French doors to the rear elevation leading out to the rear garden. Feature fireplace with log burner and wall mounted radiator. TV point. UPVC double glazed French doors leading out to the rear garden.

Kitchen

Fitted kitchen comprising a range of wall and base units. Stainless steel sink and drainer with swan neck mixer tap over, set into work surfaces and tiled to splash back areas. Integrated appliances comprise Electric double oven and four ring gas hob with extractor hood over. Space for an upright fridge/freezer, tiled floor, connecting door to the laundry room, wall mounted radiator and UPVC double glazed window to the front elevation.

Laundry Room

Plumbing for washing machine and space for a condensing tumble dryer. Central heating boiler and storage cupboard, UPVC double glazed door to the rear elevation leading out to the rear garden and connecting door to the family bathroom.

Family Bathroom

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

First Floor Landing

Stairs rise from the entrance hall. UPVC double glazed window to the rear elevation, wall mounted radiator and doors leading off to three good size bedrooms.

Bedroom One

Spacious master bedroom with UPVC double glazed windows to the front and rear elevation. Coving to ceiling and wall mounted radiator.

Bedroom Two

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

Bedroom Three

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

Outside

Front Garden

Extensive block paved driveway providing off road parking for several cars. Enclosed by brick wall and timber fencing. Gated access to the rear garden.

Rear Garden

Mainly laid to lawn with extended paved patio area. Storage shed, enclosed timber fencing and gated access to the side.

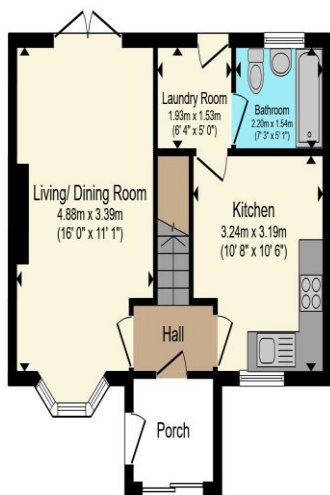
Council Tax Band

A

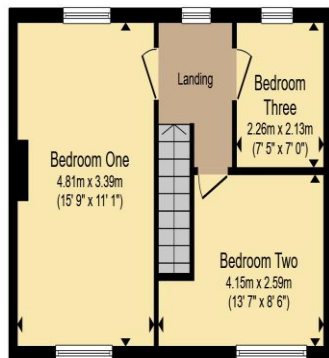
Agents Notes

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.





Ground Floor



First Floor

Total floor area 75.9 m² (817 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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Property Ref: KTP408360 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: A

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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