



**EDWARD KNIGHT**  
ESTATE AGENTS

£1,095 pcm



**47 Fairway, Northampton NN2 7JX**

## PROPERTY DESCRIPTION

Edward Knight Lettings are pleased to offer to the market this immaculately presented and recently refurbished three bedroom property situated in the popular Links View. The accommodation briefly comprises; entrance hall, lounge, kitchen/diner, landing, three bedrooms and bathroom. Externally there is a garden to the front and rear as well as a detached single garage located at the rear of the garden. The property further benefits from gas radiator heating, upvc double glazing, newly fitted kitchen and carpets. AVAILABLE IMMEDIATELY.

## FEATURES

- Refurbished Throughout
- Three Bedroom Property
- Available Immediately
- New Kitchen
- New Carpets
- GARAGE
- Large Rear Garden
- Immaculately Presented





## ROOM DESCRIPTIONS

### Accommodation Comprises

Entry gained via a composite double glazed door.

### Entrance Hall

Laminate flooring. Radiator. Stairs to the first floor.

### Lounge

14' 5" x 11' 5" (4.39m x 3.48m) Upvc double glazed window to the front aspect. Radiator. Gas feature fireplace.

### Kitchen/Diner

17' 4" x 9' 7" (5.28m x 2.92m) Refitted modern kitchen suite comprising of base and eye level units with work surfaces and upstands mounted over. Inset sink and drainer unit. Fitted electric oven, gas hob and hood over. Tiled splashbacks. Radiator. Two upvc double glazed windows to the rear aspect. Upvc double glazed door to the rear garden.



### Landing

Loft hatch. Doors to;

### Bedroom One

14' 2" x 10' 5" (4.32m x 3.17m) Upvc double glazed bay window to the front aspect. Radiator. Airing cupboard.

### Bedroom Two

10' 7" x 10' 3" (3.23m x 3.12m) Upvc double glazed bay window to the rear aspect. Radiator.

### Bedroom Three

Upvc double glazed bay window to the front aspect. Radiator.

### Bathroom

Fitted three piece suite comprising of a vanity unit with WC and wash hand basin, panelled bath with shower over. Tiled. Heated chrome towel rail. Obscure upvc double glazed window to the rear aspect.

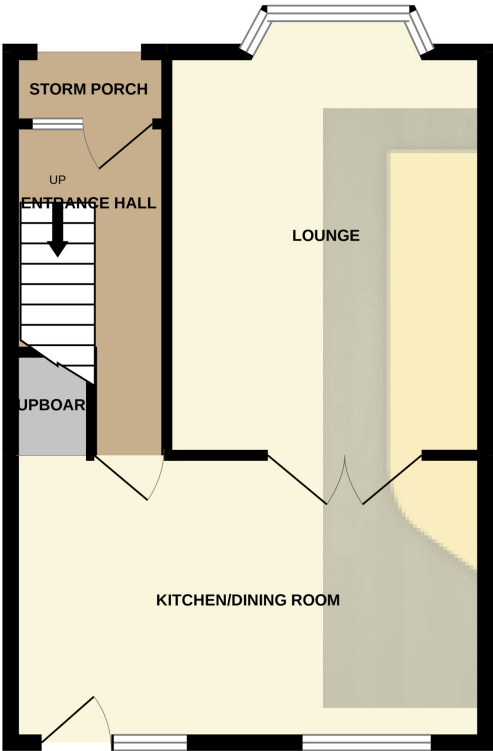


### Externally

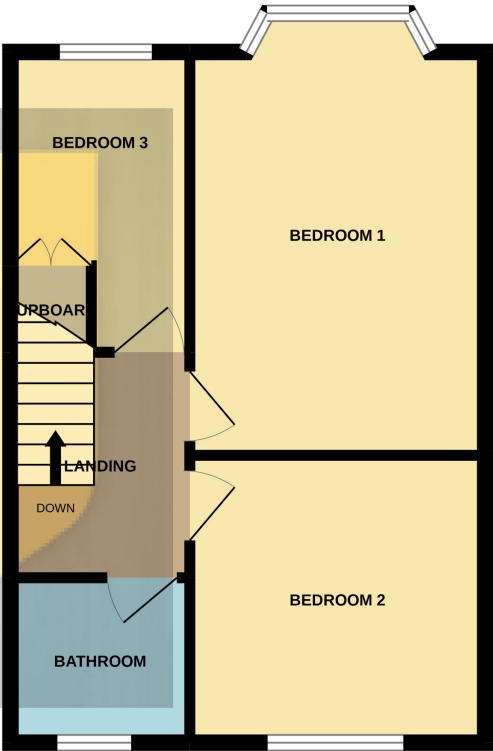
The rear garden is laid to lawn with a patio area and path leading to the rear boundary. There is a brick outhouse shed and Single garage to the rear boundary. Accessed via an up and over door.

FLOORPLAN

GROUND FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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