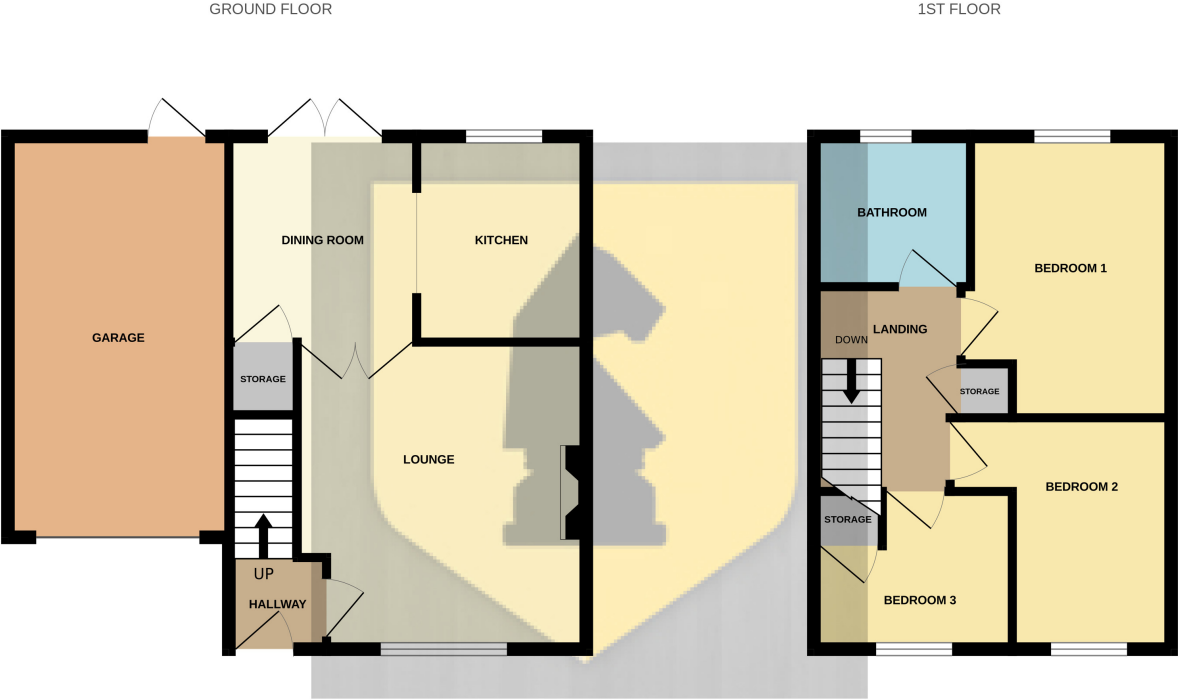


Make the right move!



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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28 Thomas Chapman Grove, Northampton.
NN4 8RQ. £290,000 Freehold

Edward Knight Estate Agents are pleased to present for sale a contemporary three-bedroom semi detached home, conveniently situated within walking distance of Northampton's town centre and train station. The property features an entrance hall, lounge, dining room leading into the kitchen, a first-floor landing, three bedrooms, and a bathroom. Additional advantages include gas radiator heating, UPVC double glazing, a driveway with off-road parking for two vehicles, a single garage, and a private rear garden.

PROPERTY MISDESCRIPTIONS ACT 1991
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Ground Floor

Hallway

Enter via double glazed door to the front aspect. Wall mounted radiator. Stairs leading to the first floor. Door into:

Lounge

13' 3" x 12' 6" (4.04m x 3.81m) Double glazed window to the front aspect. Wall mounted radiator. Double doors into :

Dining Room

9' 0" x 8' 1" (2.74m x 2.46m) Under stairs storage cupboard. Double glazed window and double glazed french doors to the rear aspect. Opening into:

Kitchen

9' 0" x 7' 4" (2.74m x 2.24m) Fitted kitchen suite comprising of a range of base and eye level units with contrasting work surface mounted over. Inset one and a half bowl and drainer unit with mixer tap over. Fitted electric oven. Fitted hob. Space and plumbing for washing machine. UPVC Double glazed window to the rear aspect.

Second Floor

Landing

Access to loft space. Storage cupboard.

Bedroom One

12' 4" x 9' 6" (3.76m x 2.90m) Double glazed window to the rear aspect. Wall mounted radiator.

Bedroom Two

10' 0" x 6' 9" (3.05m x 2.06m) Double glazed window to the front aspect. Wall mounted radiator.

Bedroom Three

8' 8" x 6' 4" (2.64m x 1.93m) Double glazed window to the front aspect. Wall mounted radiator. Storage cupboard.

Bathroom

Three piece suite comprising: Low flush Wc. Pedestal wash hand basin. Panelled bath with shower over. Wall mounted radiator. Double glazed window to the rear aspect.

Externally

Front Garden

Driveway for two vehicles.
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Rear Garden

Private garden with a large decking area leading to a lawn area with mature shrubs to the rear. Door leading into the garage

Garage

17' 7" x 8' 11" (5.36m x 2.72m) Up and over door. Power and lighting.

