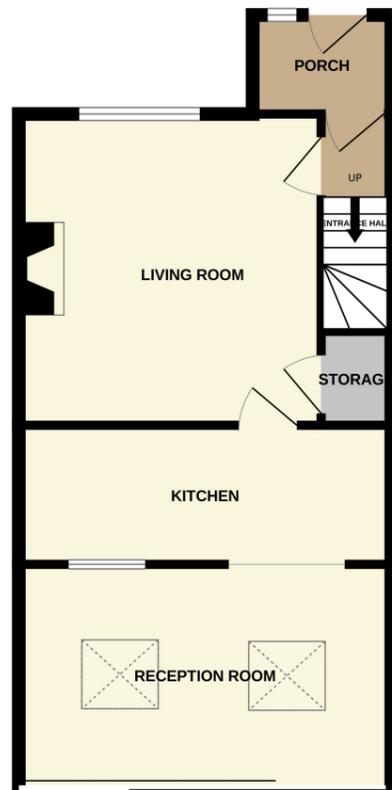


Make the right move!

GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 863 sq.ft. (80.2 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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**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.

**33 Barnwell Road, Northampton,  
Northamptonshire. NN2 7RP.**

**£235,000 Freehold**

Edward Knight Estate Agents are pleased to introduce to the market, this beautifully presented and fully renovated two-bedroom terraced home, situated in the highly sought-after area of Kingsthorpe, Northampton.

This immaculate property has been significantly enhanced by a substantial rear extension, creating an open and versatile living space, complete with stylish bi-folding doors that seamlessly connect the interior to the generous rear garden—perfect for modern family living and entertaining.

**Porch**

5' 11" x 4' 3" (1.80m x 1.30m)

Comprising of; UPVC double glazed window and door to the front aspect.

**Living Room**

13' 0" x 13' 4" (3.96m x 4.06m)

Comprising of; Carpet flooring. UPVC double glazed window to the front aspect. Storage cupboard located under stairs. Fireplace with log burner fitted. Radiator. Door leading to Kitchen.

**Kitchen**

16' 0" x 6' 0" (4.88m x 1.83m)

Comprising of; Laminate flooring. Wall mounted boiler. Electric and plumbing for washing machine and fridge/freezer. Eye level and base level kitchen units. Dishwasher. Electric oven, gas hob and extractor fan over. UPVC double glazed window to the rear aspect looking through to Dining Room/Reception Room.

**Dining Room/Reception Room**

16' 0" x 9' 6" (4.88m x 2.90m)

Comprising of; Tile flooring. Fitted Air-conditioning unit. Electric heater built into media wall and electricity for TV. UPVC double glazed skylights above.

**W/C**

5' 10" x 2' 8" (1.78m x 0.81m)

Comprising of; W/C. Hand wash basin. UPVC double glazed window to the rear aspect.

**Bathroom**

7' 11" x 8' 11" (2.41m x 2.72m)

Comprising of; Tile flooring. Four piece bathroom suite, including shower cubicle, Hand wash basin and vanity unit. Storage cupboard with mirror doors. Large bath fitted with mixer tap. Heated towel rail.

**Bedroom One**

11' 6" x 12' 3" (3.51m x 3.73m)

Comprising of; Carpet flooring. Radiator. UPVC double glazed window to the front aspect.

**Bedroom Two**

13' 8" x 7' 4" (4.17m x 2.24m)

Comprising of; Carpet flooring. Radiator. UPVC double glazed window to the rear aspect.

**Rear Garden and External**

Comprising of; Large rear garden privately situated. Large cabin style storage sheds to the rear aspect. Passage from garden through to street via door access.

