

Make the right move!



47 Newcombe Road, Northampton. NN5 7AZ.

£202,000 Freehold

Edward Knight Estate Agents are delighted to present this three-bedroom terraced home situated within the ever-popular St James area of Northampton. Offering well-proportioned accommodation throughout and requiring a small degree of modernisation, the property presents an excellent opportunity for buyers seeking to add value and personalise a home to their own taste. Further benefits include a private rear garden and the significant advantage of a garage — a rare and highly desirable feature in this location. Ideally positioned within walking distance of Northampton railway station, local amenities and key commuter routes, the property will appeal to first-time buyers, investors and those looking for a rewarding renovation project.

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

Entrance Hall

Entry via hardwood door leading to entrance hall. Doors leading to:

Living Area

10' 6" x 11' 3" (3.20m x 3.43m) Radiator. Upvc double glazed window to front aspect.

Dining Area

10' 6" x 11' 4" (3.20m x 3.45m) Radiator. Upvc double glazed window to rear aspect.

Kitchen

8' 4" x 8' 7" (2.54m x 2.62m) Fitted with a range of base and eye level units with work surfaces mounted over. Sink and drainer unit with mixer taps over. Upvc double glazed window to side aspect. Radiator

Utility

8' 4" x 5' 0" (2.54m x 1.52m) Fitted with eye level units with worktop mounted below. Space and plumbing for washing machine. Space for tumble dryer. Wall mounted combination boiler. Door to rear garden.

Bathroom

8' 4" x 6' 10" (2.54m x 2.08m) Fitted suite comprising of panelled bath with mixer taps over, pedestal wash hand basin with taps over, low level flush wc. Upvc obscure double glazed window to rear aspect.

FIRST FLOOR

Bedroom One

13' 11" x 11' 3" (4.24m x 3.43m) Upvc double glazed windows to front aspect. Built in wardrobes. Radiator.

Bedroom Two

8' 8" x 11' 3" (2.64m x 3.43m) Upvc double glazed window to rear aspect. Radiator

Bedroom Three

8' 4" x 10' 0" (2.54m x 3.05m) Upvc double glazed window to rear aspect. Radiator.

EXTERNALLY

Rear Garden

Mainly laid to lawn with borders containing mature plants and shrubs.

Garage

Power and light connected.

