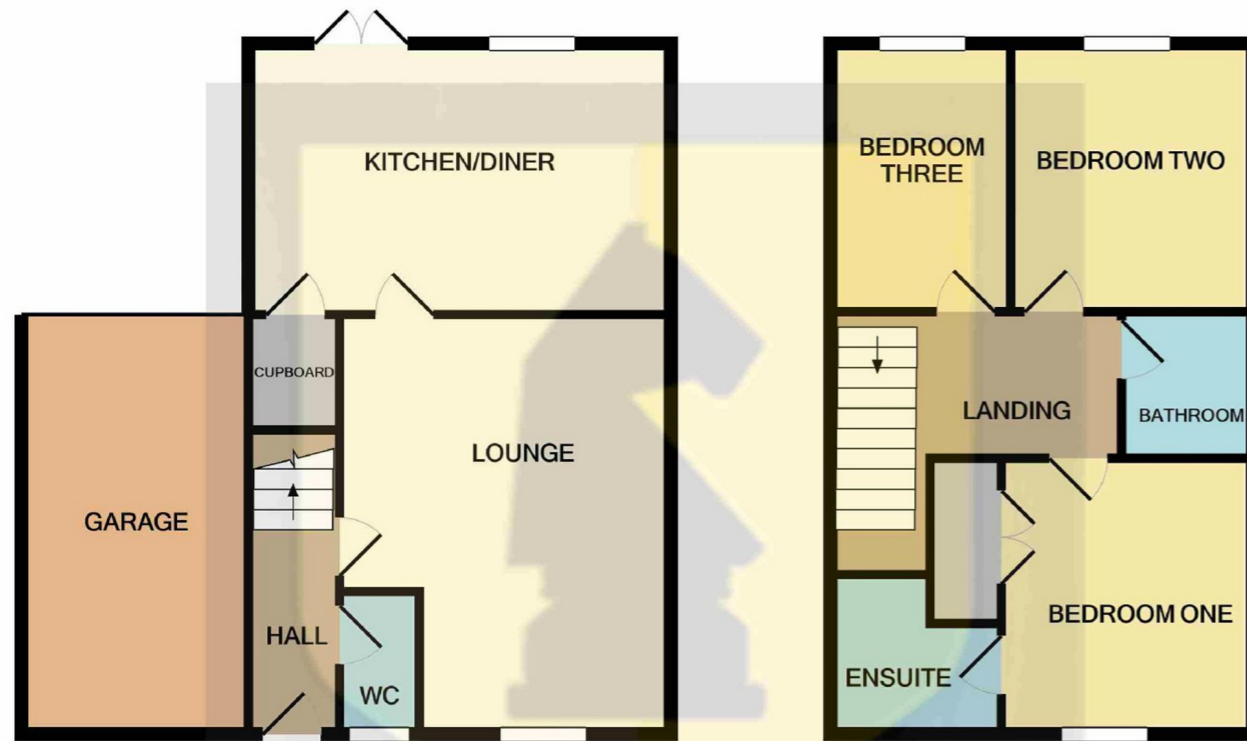


Make the right move!

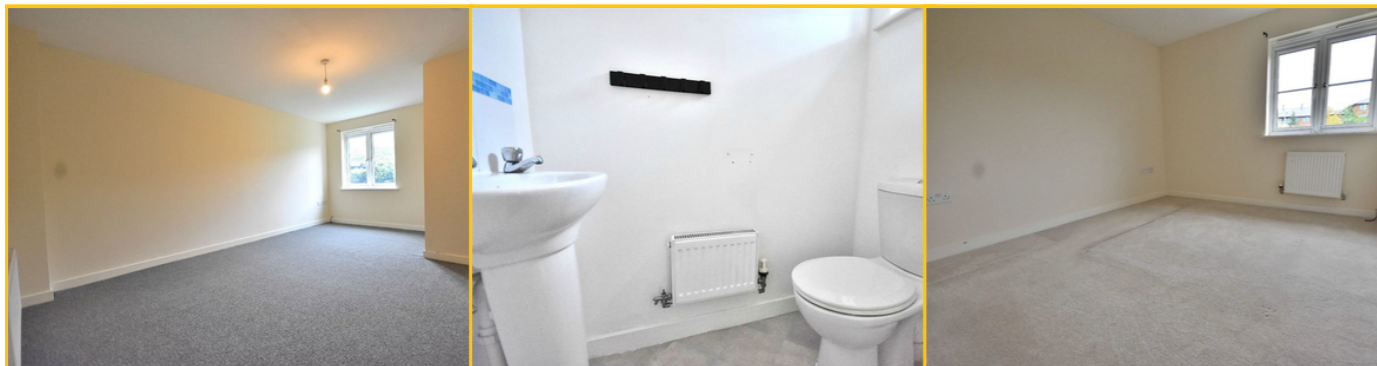


GROUND FLOOR  
APPROX. FLOOR  
AREA 473 SQ.FT.  
(43.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 357 SQ.FT.  
(33.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 829 SQ.FT. (77.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**217 St Crispin Drive, Northampton. NN5 4UL.**

**£285,000 Freehold**

Edward Knight Estate Agents are delighted to offer for sale this modern three bedroom end of terrace house with off road parking and a single garage. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/diner, first floor landing, two bedrooms and bathroom. The property further benefits from gas radiator central heating, upvc double glazing, enclosed rear garden, driveway to the rear providing off road parking and access to the single garage. Internal photos to follow in due course but viewings are available immediately.

**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.

Tel: 01604 632433

[www.edwardknight.co.uk](http://www.edwardknight.co.uk)

#### Ground Floor

Entrance Hall

Door to front. Radiator. Stairs to first floor.

Cloakroom

Comprising wash hand basin and low level w.c. UPVC double glazed window to front. Radiator.

Lounge

14' 8" x 11' 6" (4.47m x 3.51m) UPVC double glazed window to front. Radiator.

Kitchen/Diner

14' 8" x 9' 5" (4.47m x 2.87m) Comprising sink unit, floor standing cupboards with worktop above, eye level cupboards, integrated oven with hob and extractor above, plumbing for washing machine, space fridge/freezer, built in cupboard, upvc double glazed window and doors to rear.

First Floor

Landing

Doors to:

Bedroom One

11' 4" x 9' 8" (3.45m x 2.95m) UPVC double glazed window to front. Radiator. Built in wardrobe.

En Suite

Comprising shower cubicle, wash hand basin and low level w.c.

Bedroom Two

