

Make the right move!



71 Lower Hester Street, Northampton. NN2 6BJ. £150,000 Freehold

Edward Knight Estate Agents are delighted to offer to the market this three-bedroom terraced home, available with an attractive asking price of Offers Over £150,000. Situated within the popular Lower Hester Street area of Northampton, the property is conveniently located within walking distance of the town centre, local amenities and schooling.

To ensure every interested purchaser has a fair opportunity to view the property, it will be marketed for a minimum period of 14 days. At the conclusion of this period, all interested parties will be invited to submit their best and final offers in writing for the seller's consideration.



TOTAL FLOOR AREA : 909 sq.ft. (84.4 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.

Lounge/Dining Room

9' 11" x 10' 4" (3.02m x 3.15m) - Living Room
10' 3" x 11' 5" (3.12m x 3.48m) - Dining Room

UPVC double glazed windows to the rear and front aspect.
Fireplace. Radiators.

Kitchen

7' 0" x 10' 7" (2.13m x 3.23m)

Fitted with a range of eye level and base level units. Sink with mixer tap and draining board. Electric oven and gas hob above. Wall mounted boiler. UPVC double glazed window to the side aspect. Space and electric for fridge/freezer.

Utility Room

5' 11" x 3' 2" (1.80m x 0.97m)

UPVC door leading to rear garden. Space and plumbing for washing machine.

Bathroom

5' 9" x 6' 11" (1.75m x 2.11m)

Bath with fitted shower over. Hand wash basin with pedestal. W/C. UPVC double glazed window to the rear aspect.

Cellar

13' 2" x 10' 3" (4.01m x 3.12m)

Storage space with power and lighting. Meters.

Bedroom One

11' 10" x 10' 3" (3.61m x 3.12m)

UPVC double glazed window to the front aspect. Radiator. Built in storage.

Bedroom Two

8' 0" x 11' 5" (2.44m x 3.48m)

UPVC double glazed window to the front aspect. Radiator. Built in storage.

Bedroom Three

6' 9" x 10' 3" (2.06m x 3.12m)

UPVC double glazed window to the rear aspect. Radiator.

