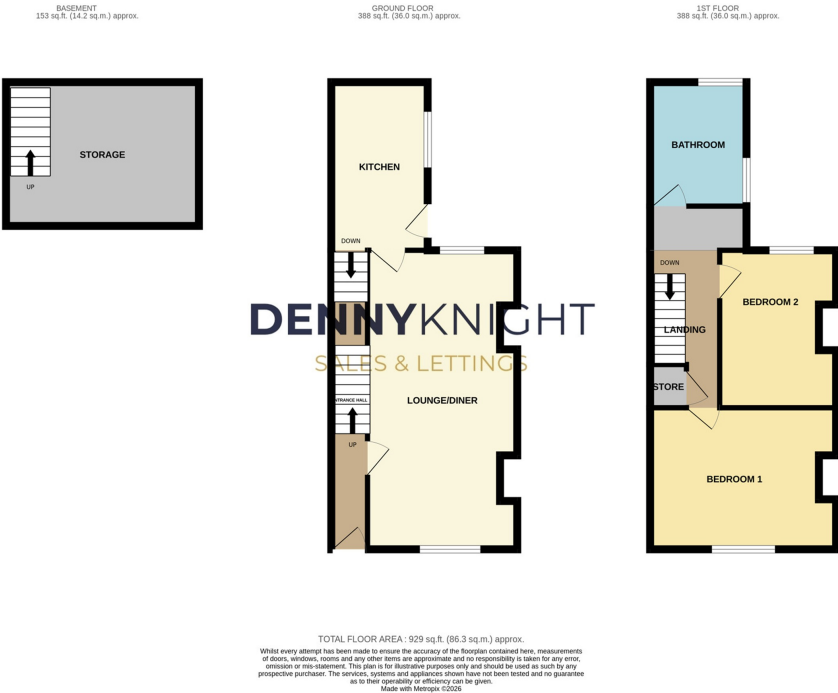


Make the right move!



13 Queens Road, Northampton. NN1 3LP. £175,000 Freehold

Denny Knight Sales & Lettings are pleased to introduce to the market, this spacious two-bedroom terraced home, ideally situated within easy reach of Northampton town centre and offering an excellent opportunity for first-time buyers and investors alike. The accommodation is arranged over three levels and comprises an inviting lounge/diner, fitted kitchen, two well-proportioned bedrooms and a family bathroom with the added convenience of cellar storage.

In addition, the property benefits from a useful basement, providing excellent storage space or potential for a variety of uses, subject to the necessary consents. Conveniently located, the property is just a short distance from Northampton town centre and enjoys excellent access to

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.

Entrance Hall

2' 8" x 10' 5" (0.81m x 3.17m)

Comprising of; Carpet flooring. Radiator. Stairs to first floor.

Living Room / Dining Room

11' 2" x 22' 3" (3.40m x 6.78m)

Comprising of; Carpet flooring. Radiator. Windows to the front and rear aspect. Door leading to Kitchen.

Kitchen

7' 2" x 12' 8" (2.18m x 3.86m)

Comprising of; Eye level and base level kitchen units and drawers with worktop space above. Sink and draining board with mixer tap over. Electric oven and gas hob. Window to the side aspect. Door leading to the rear garden & internal door leading to the cellar downstairs.

Cellar

14' 4" x 10' 7" (4.37m x 3.23m)

Bedroom One

14' 3" x 10' 6" (4.34m x 3.20m)

Comprising of; Carpet flooring. Radiator. Windows to the front aspect.

Bedroom Two

8' 8" x 11' 5" (2.64m x 3.48m)

Comprising of; Carpet flooring. Radiator. Windows to the front aspect.

Bathroom

7' 3" x 8' 6" (2.21m x 2.59m)

Comprising of; Shower cubicle with fitted shower. Bath with taps and mixer shower head over. Hand wash basin. W.C. Radiator. Window to the rear aspect.

