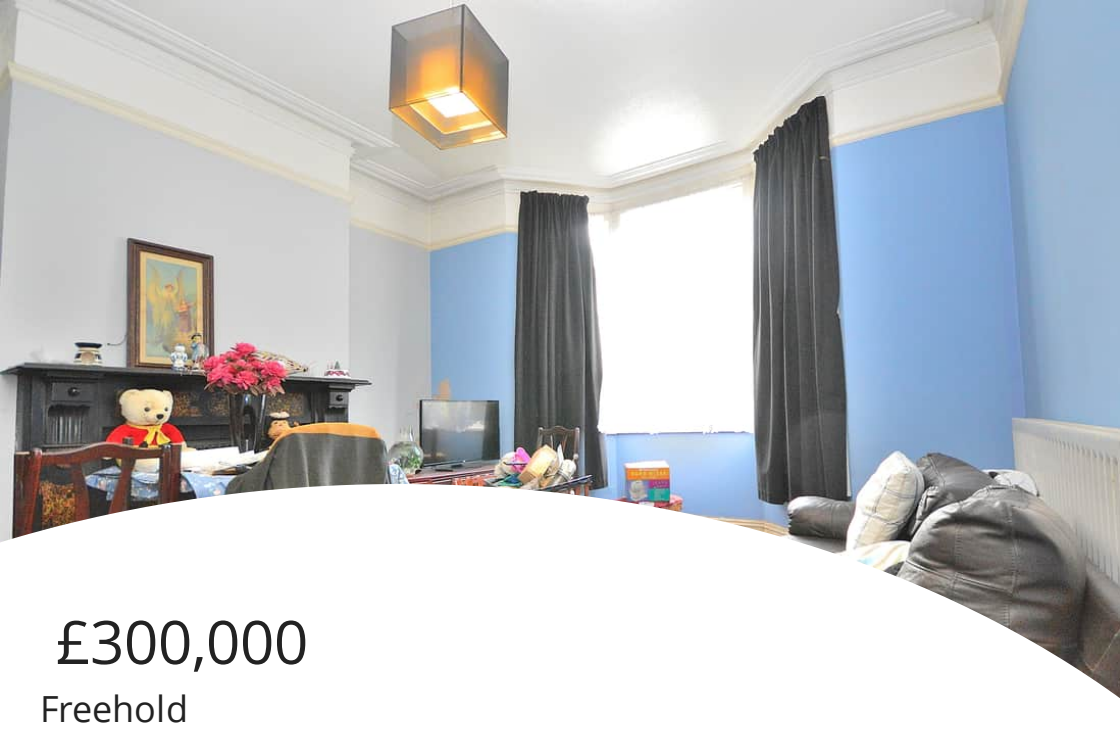




27 Hester Street, Northampton.
NN2 6AP



EDWARD KNIGHT
ESTATE AGENTS



£300,000
Freehold





Ground Floor

Hallway

Entry via a newly installed hardwood door. Radiator. Stairs leading to the first floor. Doors into:

Lounge

14' 2" Into Bay x 12' 11" (4.32m x 3.94m) Bay window to the front aspect. Radiator. Original feature fireplace. Coving, picture rail. Sliding doors into:

Dining Room

12' 6" x 11' 3" (3.81m x 3.43m) Feature fireplace. Coving, picture rail. Radiator. Wood door leading into a lean to.

Kitchen/Diner

20' 7" x 10' 8" (6.27m x 3.25m)

Lean To

Hardwood door leading to the rear garden.

First Floor

Landing

Stairs leading to the second floor. Doors into:

Bedroom One

17' 3" x 12' 0" (5.26m x 3.66m) Two windows to the front aspect. Feature fireplace. Built in wardrobe. Radiator.

Bedroom Two

12' 6" x 11' 2" (3.81m x 3.40m) Double glazed window to the rear aspect. Feature fireplace. Radiator.

Bedroom Three

12' 8" x 10' 8" (3.86m x 3.25m) Window to the rear aspect. Radiator. Loft access.

Bathroom

Three piece suite comprising: Low flush Wc. Pedestal wash hand basin. Panelled bath. Radiator. Tiled flooring. Tiled to water sensitive areas. Obscured window to the side aspect.

Second Floor

Landing

Double glazed Velux window to the rear aspect. Doors into:

Bedroom Four

17' 3" x 9' 2" (5.26m x 2.79m) Window to the front aspect. Feature fireplace.

Bedroom Five

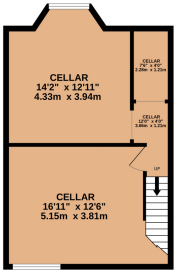
11' 7" x 9' 4" (3.53m x 2.84m) Double glazed Velux window to the rear



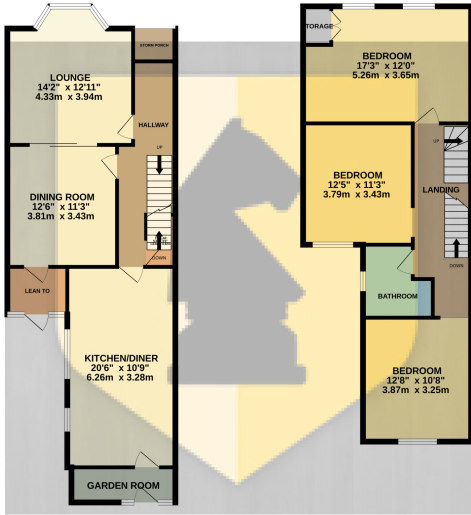
EDWARD KNIGHT

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BASEMENT
425 sq. ft. (39.5 sq.m.) approx.



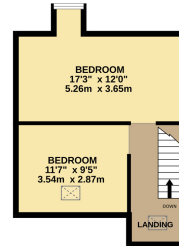
GROUND FLOOR
730 sq. ft. (67.9 sq.m.) approx.



1ST FLOOR
645 sq. ft. (59.9 sq.m.) approx.



2ND FLOOR
345 sq. ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 2147 sq. ft. (199.4 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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