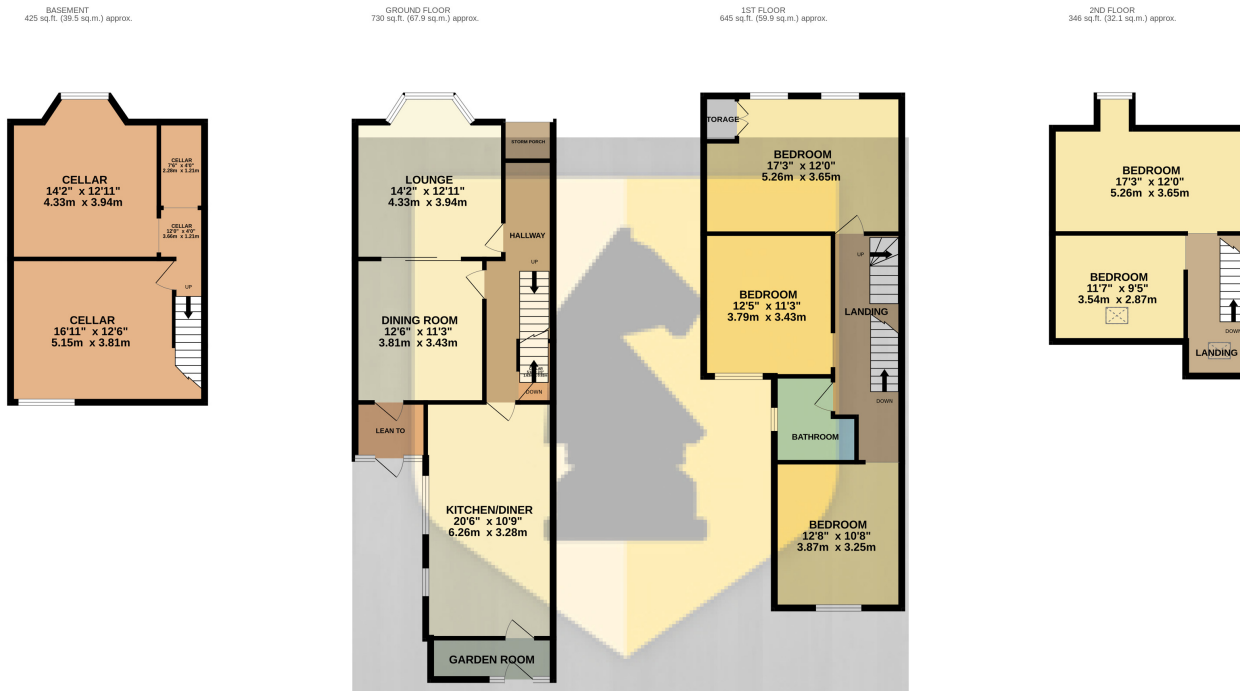


Make the right move!



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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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.

27 Hester Street, Northampton. NN2 6AP.

£300,000 Freehold

Edward Knight Estate Agents are delighted to present a remarkable opportunity to acquire this five-bedroom property requiring comprehensive refurbishment. The residence includes a hallway, lounge, dining room, kitchen/diner, and two lean-tos. The first floor there are three double bedrooms and a family bathroom. To the second floor are two further bedrooms. A non-converted basement features two spacious rooms. Outside, the property boasts front and rear gardens and benefits from gas radiator central heating. Offered with no upward chain.

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) Fitted kitchen suite comprising of a range of base and eye level units with contrasting work surface mounted over. Inset one and a half bowl and drainer unit with mixer tap over. Fitted electric oven. Fitted gas hob. Radiator. Double glazed windows to the side aspect. Door leading into:

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 aspect. Feature fireplace.

Basement

Basement Room One

14' 2" Into Bay x 12' 11" (4.32m x 3.94m) Window to the front aspect

Basement Room Two

14' 3" x 12' 6" (4.34m x 3.81m) Window to the rear aspect

Externally

Front Garden

Enclosed via a low brick wall with a mature hedge. Storm porch leading to the front entrance.

Rear Garden

Enclosed rear garden with a patio area. Newly fitted rear timber gate.

