

Make the right move!

GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.

1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 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.



30 Monarch Road, Northampton. NN2 6EH.

£174,500 Freehold

Edward Knight Estate Agents are delighted to offer for sale this three bedroom mid terrace property situated within walking distance to The racecourse park, town centre, train station and other great public transport links. There are also many great local amenities including supermarkets all within walking distance. The accommodation briefly comprises: Entrance hall, lounge, kitchen, rear lobby and bathroom. To the first floor are three bedrooms. Externally is a good size garden. No Upwards Chain.

Ground Floor

Entrance Hall

Entry via upvc door. Radiator. Stairs leading to the first floor. Door into:

Lounge

13' 11" x 12' 9" (4.24m x 3.89m) Window to the front aspect. Radiator. Door into:

Kitchen

15' 11" x 7' 1" (4.85m x 2.16m)) 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. Space and plumbing for washing machine and tumble dryer. Double glazed windows to the rear aspect. feature fireplace. Door leading into:

Rear Lobby

Upvc door leading to the rear aspect. Door into:

Bathroom

Three piece suite comprising: low flush Wc. Pedestal wash hand basin. Panelled bath with shower over. Chrome heated towel rail. Two double glazed obscured windows to the side and rear aspect.

First Floor

Landing

Window to the rear aspect. Doors into:

Bedroom One

12' 3" x 8' 9" (3.73m x 2.67m) Window to the front aspect. Radiator.

Bedroom Two

13' 0" x 6' 8" (3.96m x 2.03m) Bay window to the front aspect. Radiator.

Bedroom Three

9' 10" x 8' 8" (3.00m x 2.64m) Window to the rear aspect. Radiator.

Externally

Rear Garden

Patio leading to artificial lawn. Large mature tree to the rear.

