

Make the right move!



TOTAL FLOOR AREA: 1387 sq. ft. (128.8 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.



47 Talbot Road, Northampton. NN1 4HZ.

£250,000 Freehold

Edward Knight Lettings are delighted to offer for let this large three bedroom terraced house situated in the sought after Abington. In brief the accommodation comprises; entrance hall, lounge, dining room, breakfast room, kitchen, Wc and converted cellar. To the first floor are three double bedrooms and family bathroom. To the rear of the property is an enclosed courtyard garden. The property further benefits from gas radiator heating and Upvc double glazing. Available Immediately.

Ground Floor

Entrance Hall

Entry via Upvc door. Radiator. Stairs to the first floor. doors into:

Lounge

12' 9" x 11' 3" (3.89m x 3.43m) Large bay window to the front aspect. Radiator. Coving.

Dining Room

12' 0" x 11' 6" (3.66m x 3.51m) Double glazing window to the rear aspect. Radiator. Feature fireplace.

Breakfast Room

10' 4" x 8' 5" (3.15m x 2.57m) Double glazed window to side aspect. Radiator. Coving.

Kitchen

14' 3" x 8' 5" (4.34m x 2.57m) Fitted kitchen suite comprising of a range of base and eye level units with contrasting work surface mounted over. Inset one bowl unit with mixer tap over. Freestanding oven. washing machine. Double glazed windows to the rear. Double glazed Upvc door to the side aspect.

Wc

Two piece suite comprising: Low flush Wc. Wall mounted sink. Wall mounted boiler.

First Floor

Landing

Doors into:

Bedroom One

17' 7" x 11' 0" (5.36m x 3.35m) Double glazed windows to the front aspect. Radiator.

Bedroom Two

12' 3" x 12' 0" (3.73m x 3.66m) Double glazed window to the rear aspect. Radiator.

Bedroom Three

17' 8" x 8' 6" (5.38m x 2.59m) Two double glazed windows to the side aspect. Radiator.

Bathroom

Three piece suite comprising: Low flush Wc. Vanity unit with sink. Enclosed shower cubicle. Chrome heated towel rail. Obscured window to the side aspect.

Basement

Basement Room

14' 3" x 10' 4" (4.34m x 3.15m)

Externally

Courtyard Garden

Fully paved. Side gate to the front aspect.

