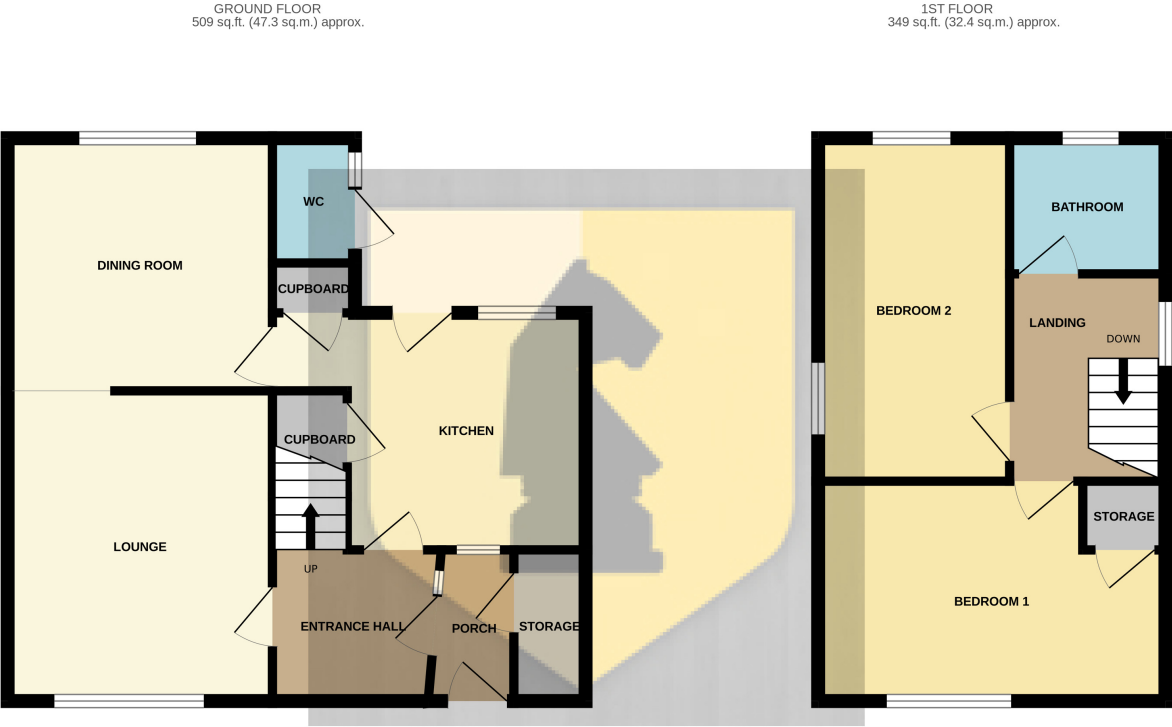


Make the right move!



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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40 Eastern Avenue South, Northampton. NN2 7QB. £199,995 Freehold

Edward Knight Estate Agents are pleased to present this newly refurbished and deceptively spacious two-bedroom Link Detached property located in the popular St Davids area of Kingsthorpe. The accommodation, extending to 858 square feet, briefly comprises a porch with a storage cupboard, an entrance hall, a lounge, a dining room, and a modern newly fitted kitchen. On the first floor, there are two double bedrooms and a newly fitted bathroom. The property has been extensively refurbished and features a brand new gas radiator heating system, complete re-wire and electrics installation, UPVC double glazing, and newly fitted carpets and decor throughout. Externally, the property boasts well-maintained gardens at the front and rear. The rear garden offers privacy with high walls along the boundaries and overlooks the golf course. This property is move-in ready and is ideally suited for first-time buyers and investors.

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.

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www.edwardknight.co.uk

Porch

Entry gained via a upvc double glazed door. Storage cupboard. hardwood door to;

Entrance Hall

Stairs rising to the first floor. Radiator. Door to;

Lounge

13' 1" x 11' 2" (3.99m x 3.40m) Upvc double glazed window to the front aspect. Radiator.

Dining Room

11' 2" x 10' 8" (3.40m x 3.25m) Upvc double glazed window to the rear aspect. Radiator.

Kitchen

10' 0" x 9' 1" (3.05m x 2.77m) Newly fitted modern shaker style kitchen suite comprising of a range of base and eye level units with work surfaces mounted over. Inset one and a half bowl sink and drainer unit with mixer tap over. Fitted electric oven, hob and extractor hood. Radiator. Under stairs storage cupboard. Upvc double glazed window and door to the rear garden.

Landing

Upvc double glazed window to the rear aspect. Doors to;

Bedroom One

14' 6" x 9' 0" (4.42m x 2.74m) Upvc double glazed window to the front aspect. Radiator. Airing cupboard.

Bedroom Two

14' 6" x 8' 1" (4.42m x 2.46m) Upvc double glazed windows to the side and rear aspects. Radiator.

Bathroom

Newly fitted three piece suite comprising of a low flush WC, pedestal wash hand basin and a panelled bath with shower fitted over and bath screen. Heated chrome towel rail. Upvc double glazed window to the rear aspect.

Rear Garden

A paved patio with lawn and mature borders with brick walls to the boundaries. Brick storage shed. Door to WC.

