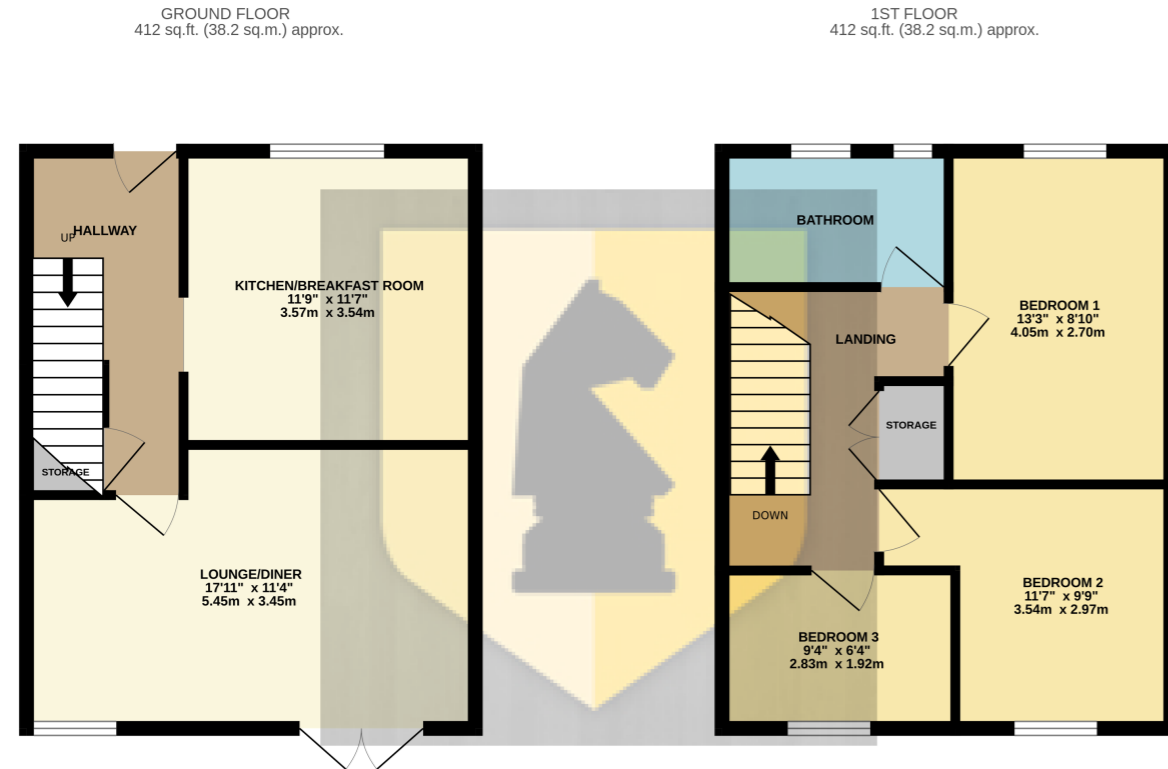


Make the right move!



TOTAL FLOOR AREA : 823 sq.ft. (76.5 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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**32 Bouverie Walk, Northampton. NN1 5SP.**

**£230,000 Freehold**

Edward Knight Estate Agents are pleased to present for sale a three-bedroom terraced house situated near Northampton General Hospital and the town centre. The property includes an entrance hall, a lounge/diner, a newly fitted kitchen/breakfast room, a first-floor landing, three bedrooms, and a bathroom. The property further benefits from gas radiator heating, UPVC double glazing, and a private rear garden. An early viewing is highly recommended. No Upwards Chain. Council Tax Band: A. EPC: C.

**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.



## Ground Floor

### Entrance Hall

Entry via UPVC door. Radiator. Storage cupboard. Doors into:

### Kitchen

11' 9" x 11' 8" (3.58m x 3.56m) Newly fitted kitchen suite comprising of a range of base and eye level units with work tops mounted over with tiled splashbacks. Inset sink with mixer tap over. Space for freestanding oven with extractor fan above, space and plumbing for washing machine and tumble dryer. Radiator. Double glazed window to the front aspect.

### Lounge/Diner

17' 10" x 11' 4" (5.44m x 3.45m) Double glazed window to the rear aspect. Double glazed sliding doors leading to the rear garden. Radiators.

## First Floor

### Landing

Storage cupboard. Doors into:

### Bedroom One

13' 4" x 8' 7" (4.06m x 2.62m) Double glazed window to the front aspect. Radiator. Built in wardrobes.

### Bedroom Two

9' 9" x 8' 7" (2.97m x 2.62m) Double glazed window to the rear aspect. Radiator.

### Bedroom Three

Double glazed window to the rear aspect. Radiator.

## Bathroom

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

## Externally

### Rear Garden

Fully blocked paved with a timber gate to the rear.

