



THE ESTATE AGENTS  
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**Hanemill Court, Northampton NN3 9BU**  
**Offers Over £190,000 - Freehold**



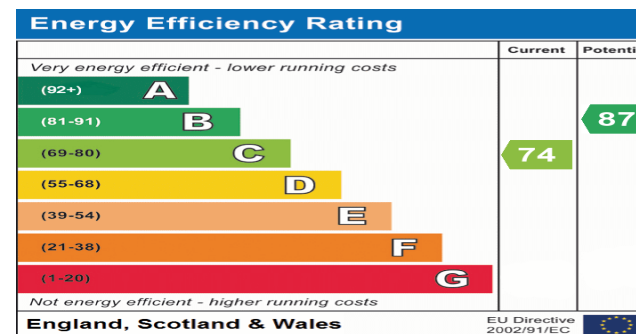
## PROPERTY DESCRIPTION

The Estate Agents are pleased to present this spacious and versatile 3/4 bedroom property in a popular residential area of Northampton. The accommodation briefly comprises entrance hall, open plan kitchen/dining room, living room, study/bedroom 4 and W.C. On the first floor are three bedrooms and family bathroom. Outside the property has gardens to the front and rear with ample communal off road parking.

The property is located within easy reach of Weston Favell shopping centre, schooling for all ages and access to A43 and A45.

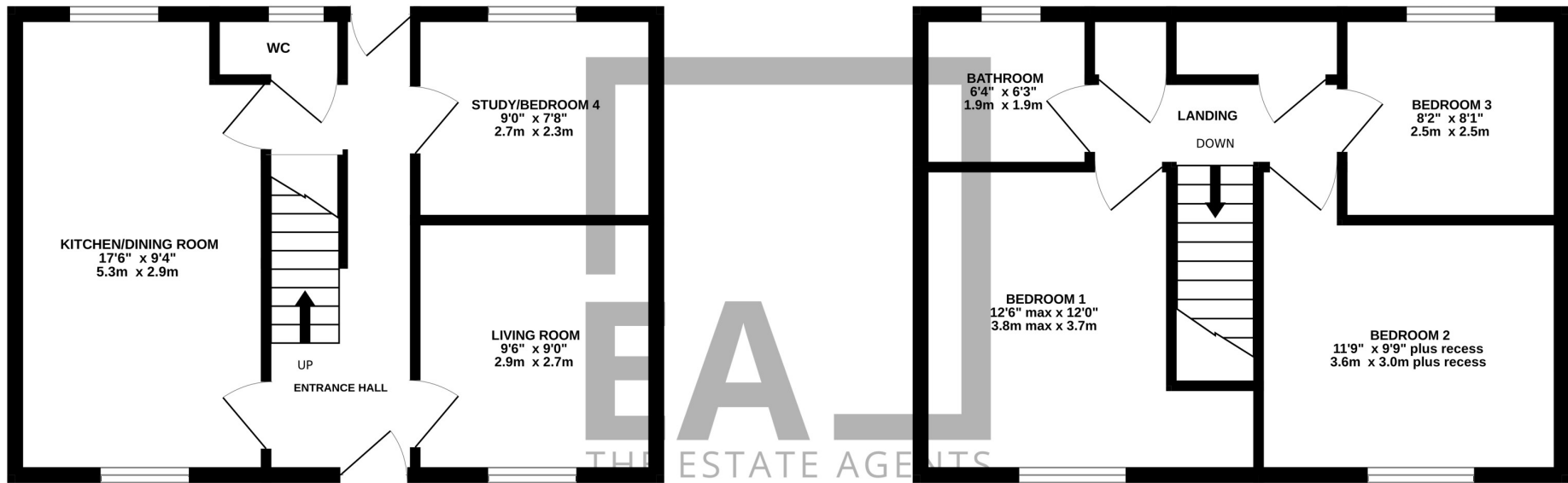
## POINTS OF INTEREST

- 3/4 Bedroom
- Front And Generous Rear Garden
- Ground Floor WC
- Close To Weston Favell Shopping Centre
- Ample Communal Off Road Parking
- Ideal First Time Buy/Investment
- Currently Tenanted For £1,200 PCM
- Can Be Offered With Vacant Possession



**GROUND FLOOR**  
460 sq.ft. (42.7 sq.m.) approx.

**1ST FLOOR**  
460 sq.ft. (42.7 sq.m.) approx.



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**TOTAL FLOOR AREA : 920 sq.ft. (85.5 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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