

Make the right move!



TOTAL FLOOR AREA: 810 sq.ft. (75.2 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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**2 Hilltop, Boughton Green Road, Northampton.
NN2 7AB.**

£220,000 Freehold

Edward Knight Estate Agents are pleased to offer to the market this three bedroom mid terrace property situated within the heart of Kingsthorpe. The accommodation comprises; entrance hall, lounge, dining room, kitchen, bathroom and WC. To the first floor are three double bedrooms. Externally there are gardens to the front and a large rear garden. The property further benefits from gas radiator heating and upvc double glazing.

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

Hallway

Entry via a Upvc door. Radiator. Stairs leading to the first floor.
Doors into:

Lounge

10' 10" x 9' 11" (3.30m x 3.02m) Double glazed bay window to the front aspect. Radiator. Open fireplace.

Dining Room

11' 1" x 10' 7" (3.38m x 3.23m) Double glazed window to the rear aspect. Radiator. feature fireplace. Door into:

Kitchen

11' 8" x 7' 8" (3.56m x 2.34m) 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 window to the side aspect. Double glazed door leading out the rear garden.

Bathroom

Three piece suite comprising: panelled bath with shower over. Pedestal wash hand basin. Door leading to a low flush Wc. Two obscured double glazed windows to the side aspect.

First Floor

Landing

Doors into:

Bedroom One

14' 2" x 9' 10" (4.32m x 3.00m) Two double glazed windows to the front aspect. Radiator. Built in storage cupboard.

Bedroom Two

10' 8" x 8' 7" (3.25m x 2.62m) Double glazed window to the rear aspect. Radiator. Built in storage cupboard.

Bedroom Three

11' 8" x 7' 7" (3.56m x 2.31m) Double glazed window to the rear aspect. Radiator.

Externally

Front Garden

Enclosed front garden via picket fencing, laid to lawn with pathway to the front entrance.

Rear Garden

Large rear garden with the front half laid to bark, with a timber gate leading to a large lawn.

