



EDWARD KNIGHT
ESTATE AGENTS

£210,000 Freehold



**14 Rothersthorpe Road, Northampton
NN4 8JB**

PROPERTY DESCRIPTION

Edward Knight Estate Agents are delighted to offer for sale this mature three bedroom terraced house located within convenient walking distance of Northampton town centre and train station. The accommodation briefly comprises entrance hall, lounge/diner, kitchen, utility room, bathroom, first floor landing, three bedrooms and an upstairs w.c. The property further benefits from gas radiator heating, upvc double glazing and enclosed rear garden.

FEATURES

- Mid Terrace Property
- Three Bedrooms
- Wc & Family Bathroom
- Popular Location
- Close to Amenities
- Walking Distance For Town Centre
- Council Tax Band - B





ROOM DESCRIPTIONS

Ground Floor

Porch

Entry via hard wood door. Upvc door into:

Hall

Door into:

Lounge/Diner

24' 2" Into Bay x 10' 10" (7.37m x 3.30m) Double glazed bay window to the front aspect. Double glazed window to the rear aspect. Large storage cupboard. Feature fireplace. Coving. Radiator. Door into:

Kitchen

10' 7" x 8' 2" (3.23m x 2.49m) 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. Double glazed window to the side aspect.

Utility Room

8' 2" x 6' 9" (2.49m x 2.06m) Space and plumbing for washing machine. Double glazed door leading to the rear garden.

Bathroom

Three piece suite comprising: Low flush Wc. Pedestal wash hand basin. Panelled bath with shower over. Heated towel rail. Obscured window to the rear aspect.

First Floor

Landing

Loft access with a pull down ladder, leading to a fully boarded loft with a Velux window to the rear aspect. Radiator. Doors into:



Bedroom One

14' 1" x 10' 0" (4.29m x 3.05m) Double glazed window to the front aspect. Storage cupboard.

Bedroom Two

11' 7" x 8' 8" (3.53m x 2.64m) Double glazed window to the rear aspect. Coving. Radiator.

Bedroom Three

8' 2" x 7' 1" (2.49m x 2.16m) Double glazed window to the rear aspect. Radiator.

WC

Low flush Wc. Obscured window to the side aspect.

Externally

Front Garden

Low brick wall with gate leading to the front entrance. Mature shrubs.

Rear Garden

Enclosed rear garden with patio leading to lawn. Brick built shed.

FLOORPLAN

GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.8 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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