



## 12 Fairway

Kingsthorpe, Northampton, NN2 7JZ

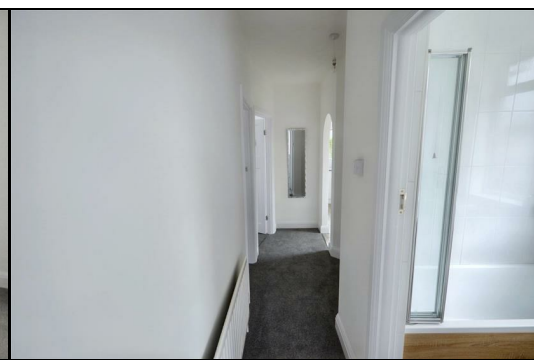
£1,150 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH.

Available to move into Now.

A recently refurbished semi-detached two bedroom bungalow in the popular region of Kingsthorpe, with low maintenance gardens and off-road parking, accessed via the service road to the rear.



Unfurnished accommodation: Entrance hall, living room, kitchen, bathroom, two double bedrooms, gardens to the front, side and rear, off-road parking. Energy Rating D. Council Tax Band B.

Access to this bungalow is via a UPVC door opening into the entrance hall, which provides access to all rooms. The kitchen, which was fully refitted in 2021, comes with a range of base and eye level white high gloss cabinets. An electric oven and induction hob are provided. A UPVC door leads to the gardens. The light and airy living room is carpeted with a bay window overlooking the rear of the property.

The recently fitted bathroom comprises a low-level toilet, a hand wash basin, a bath with a chrome power shower over, and an additional handheld shower hose. The master bedroom is carpeted with a window overlooking the front of the property. Bedroom two, also a double and also carpeted, has a window overlooking the front of the property.

Externally, a hedged boundary provides privacy from Fairway with a wrought iron gate and a footpath leading you to the entrance door and side gate. The front, rear and side gardens are paved and gravelled for low maintenance, with a timber shed, and a gate leading to the parking space which is accessed by the rear service road.

The property benefits UPVC double glazing and gas fired radiator central heating.

Kitchen 12' x 7' (3.66m x 2.13m)

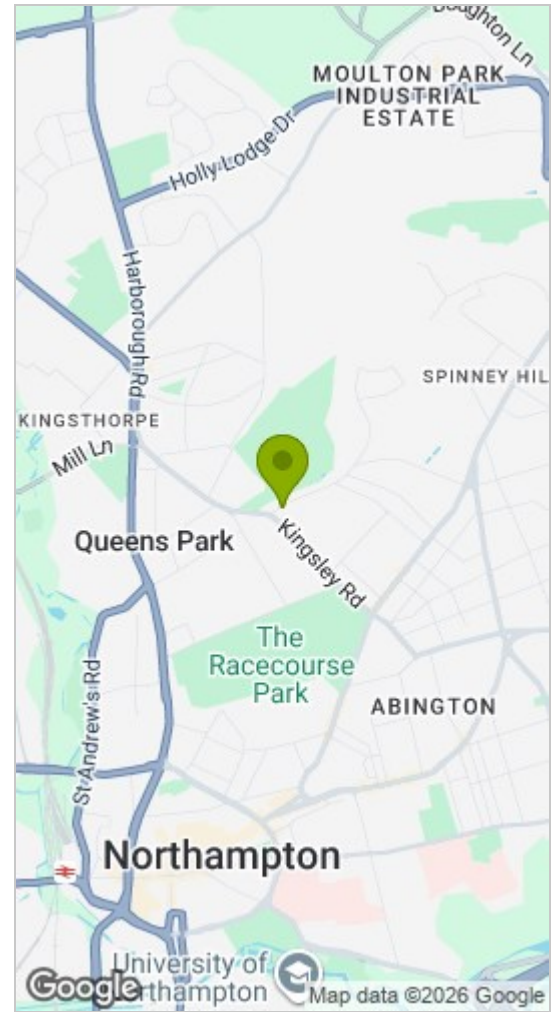
Living Room 13' x 10' (3.96m x 3.05m)

Bathroom 6' x 5' (1.83m x 1.52m)


Master Bedroom 13' x 9' (3.96m x 2.74m)

Bedroom Two 8' x 8' (2.44m x 2.44m)

## Area Map



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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