



36 Lauderdale Avenue

Far Cotton, Northampton, NN4 8RL

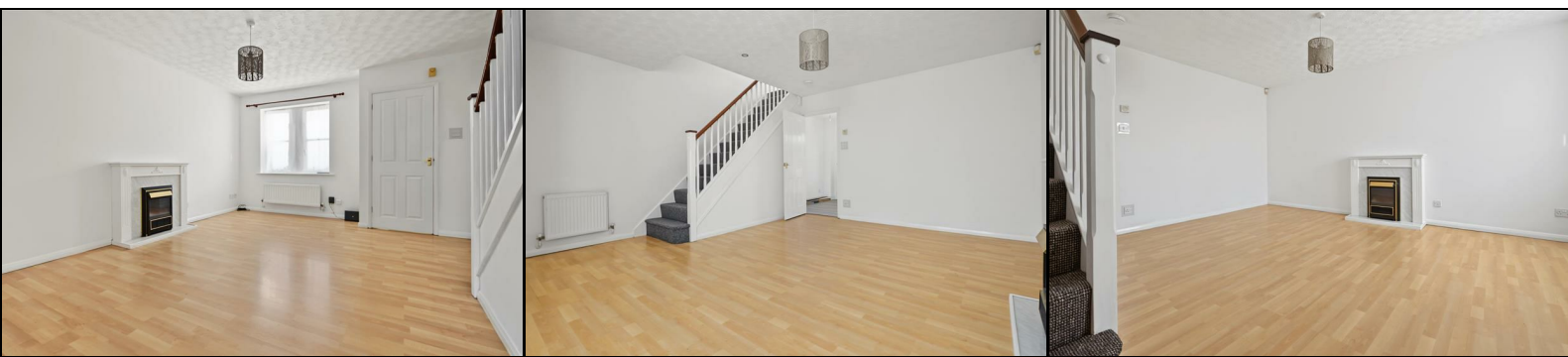
£1,295 PCM



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

Available 5th October

A bright and well-presented three-bedroom semi-detached home offering a generous lounge, kitchen/dining room, downstairs cloakroom, three first-floor bedrooms, driveway parking and an enclosed low-maintenance rear garden. Neutrally decorated throughout and with recently fitted carpeting to much of the first floor, the property provides practical, well-proportioned accommodation ideally suited to a couple or family.



Unfurnished Accommodation: Entrance lobby, cloakroom, living room, kitchen/dining room, three bedrooms, bathroom, front and rear gardens, driveway. Energy Rating D. Northampton Council Tax Band C.

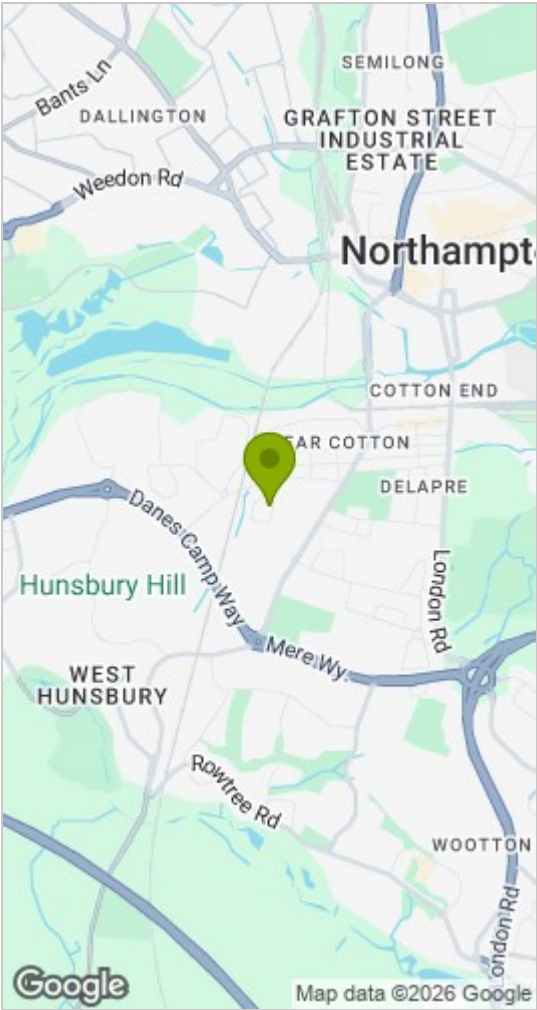
The property is entered via a front door with an opaque glazed panel into the entrance hall. The entrance hall has laminate flooring, a radiator and a window to the side elevation. Off the entrance hall is a downstairs cloakroom fitted with a low-level WC, wash hand basin, tiled splashback, radiator and tiled flooring. The lounge has laminate flooring, a front elevation window, radiator, feature electric fireplace and stairs leading to the first floor. The kitchen/dining room is fitted with a range of light-coloured eye and base-level units, work surfaces and tiled splashbacks. There is a sink with mixer tap, electric oven, gas hob and extractor hood. The room has rear-facing windows, laminate flooring and access to the rear garden.

Stairs lead to the first-floor landing, which is carpeted and provides access to the bedrooms and bathroom. The master bedroom is positioned to the front of the property and has carpeted flooring, a front elevation window, radiator and fitted bedroom furniture including wardrobes, overhead cupboards, shelving and storage units. Bedroom two is positioned to the rear of the property and has carpeted flooring, a rear elevation window and radiator. Bedroom three has carpeted flooring, a window and a cupboard housing the hot-water cylinder. The family bathroom is fitted with a low-level WC, wash hand basin with storage beneath, bath with electric shower over, tiled shower area, shower curtain, frosted window and wood-effect flooring.

Externally, the rear garden is enclosed by timber fencing and is predominantly laid to gravel and stone, with a paved area adjoining the property, established planting and a timber storage shed. To the front is a planted garden with a driveway providing off-road parking. The property has double glazing and gas central heating.

- Entrance Hall 6'5" x 3' (1.96m x 0.91m)
- Downstairs Cloakroom 5'8" x 2'7" (1.73m x 0.79m)
- Lounge 14'5" x 15'8" (4.39m x 4.78m)
- Kitchen/Dining Room 14'4" x 8'4" (4.37m x 2.54m)
- First-Floor Landing 5'9" x 7'11" maximum (1.75m x 2.41m maximum)
- Master Bedroom 13'4" x 8'5" (4.06m x 2.57m)
- Bedroom Two 8'5" x 10'8" (2.57m x 3.25m)
- Bedroom Three 5'10" x 10'3" (1.78m x 3.12m)
- Family Bathroom 5'7" x 6'1" (1.70m x 1.85m)
- Rear Garden 34'7" x 23'9" (10.54m x 7.24m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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