17 Scholars Court
Town Centre
NORTHAMPTON
NN1 1DQ

£1,200 Per Month

- AVAILABLE MID-FEBRUARY
- THREE BEDROOMS
- STUDY
- GARAGE AND PARKING
- ENERGY EFFICIENCY RATING: D
- MODERN TOWN HOUSE
- FIRST FLOOR LOUNGE
- NEWLY FITTED BATHROOM
- VIEWS OVER BECKETTS PARK
- COUNCIL TAX BAND: D

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The Property Ombudsman

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Available Mid-February A three storey townhouse located in the heart of Northampton town centre and offering views to the rear over Becketts Park. The property has three bedrooms, a study, downstairs cloak room, first floor lounge and refitted en suite to the master bedroom and a newly fitted bathroom. The kitchen/breakfast room has appliances. Heating is by gas radiators and there is parking for one car leading to an integral garage. **Unfurnished, sorry no pets**

Entrance Hall
Entry through hardwood partly glazed door, single panel radiator, laminate flooring, stairs rising to first floor landing, integral door to garage, door to rear.

Cloakroom
Pedestal wash hand basin with tiled splash back, close coupled WC, single panel radiator, frosted window to rear aspect.

Study
9'2" x 6'9" (2.81 x 2.07)
Radiator, arched window to rear elevation.

Landing
Single panel radiator, stairs rising to second floor, thermostat for heating system.

Lounge/Dining Room
17'6" x 14'4" max (5.35 x 4.39 max)
Living flame coal effect gas fire in marble surround with ornament mantle over, TV aerial point, telephone connection point, laminate flooring, double panel radiator, window and Juliet balcony overlooking Beckets park.

Kitchen/Breakfast Room
17'8" x 7'10" (5.4 x 2.40)
Fitted in limed oak fronted base and wall mounted cupboards, roll top work surface space, inset sink unit, inset gas hob with extractor fan over, fitted oven, integrated fridge and freezer, integrated dishwasher, plumbing for washing machine, half tiling to walls, gas fired central heating boiler, sunken spotlights to ceiling, double panel radiator, window and Juliet balcony to front aspect.

Landing
Access to loft area, airing cupboard housing lagged hot water cylinder and slatted linen shelving.

Bedroom One
13'3" x 8'1" (4.04 x 2.48)
Telephone point, window overlooking park.

En Suite Shower Room
Refitted shower cubicle and wash hand basin, tiling to splash areas, close coupled WC, single panel radiator, extractor fan.

Bedroom Two
10'4" x 9'10" (3.17 x 3.00)
Single radiator, window to front elevation.

Bedroom Three
8'3" x 7'2" (2.54 x 2.20)
Single panel radiator, window to front aspect.

Bathroom
Newly fitted three piece suite of panelled bath with shower and screen, pedestal wash hand basin, close coupled WC, double panel radiator, half tiling, frosted window to rear elevation, extractor fan.

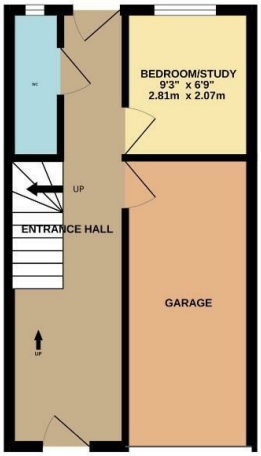
Front Garden
Pebbled area with further paved area leading to entrance porch, tarmac driveway giving off road parking for one vehicle and leading to garage.

Rear Garden
Paved area enclosed by wrought iron fencing leading onto communal lawn with flowers and shrub beds.

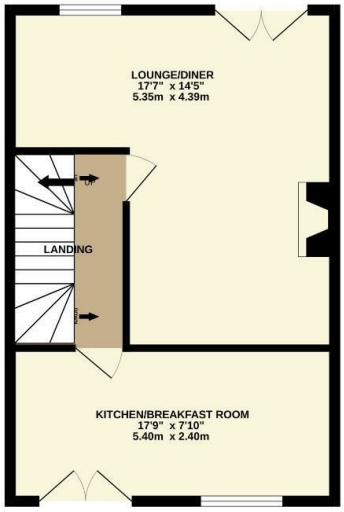
Garage
Single construction integral garage with metal up and over door, light and power connected, internal door to entrance hall.

Agents Notes
Local Authority: West Northamptonshire
Council Tax Band: D

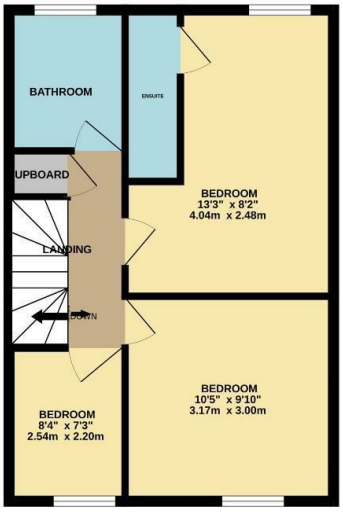
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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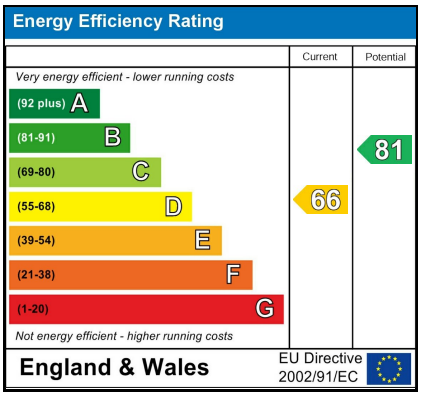

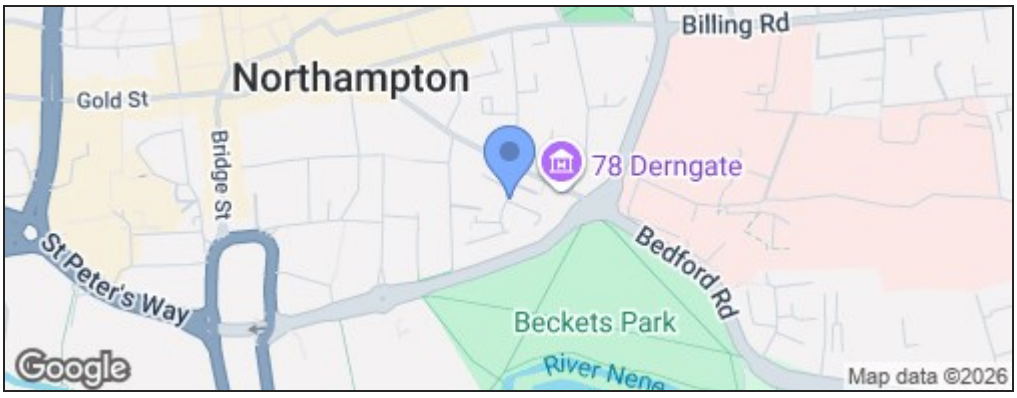

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