9 Ripon Close
Sandringham Gardens
NORTHAMPTON
NN4 8RF

£1,300 Per Month

- AVAILABLE NOW
- KITCHEN / DINER
- IMMACULATE CONDITION
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING : D
- THREE BEDROOMS
- UPVC AND RADIATOR HEATING
- CUL-DE-SAC LOCATION
- LARGE GARDEN
- COUNCIL TAX BAND: C

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Available now A three bedroom semi detached property offered in immaculatet condition, situated in the corner of a cul-de-sac with a large private garden to the rear and off road parking to the front. The accommodation comprises in brief; entrance hall, downstairs wc, lounge, kitchen/diner, three bedrooms, and a shower room. The property also benefits from UPVC double glazing and gas central heating. **Unfurnished, sorry no pets**

Entrance Hall
Enter via wooden door, UPVC window to side aspect, wooden laminate flooring, radiator.

Downstairs WC
Obscure UPVC window to front aspect, low level wc, corner sink unit with storage under, wooden laminate flooring, chrome heated towel rail.

Lounge
15'8" x 14'6" (4.79 x 4.44)
UPVC window to front aspect, feature fireplace, stairs rising to first floor, under stairs storage cupboard, two radiators.

Kitchen / Diner
14'6" x 8'3" (4.44 x 2.53)
UPVC window and French doors to rear aspect, a range of wall and base units with roll top work surfaces over, stainless steel sink and drainer, integrated fridge/freezer, oven with electric hob over, washing machine, wooden laminate flooring, radiator.

First Floor Landing
UPVC window to side aspect, loft access.

Bedroom One
13'3" x 8'5" (4.06 x 2.59)
UPVC window to front aspect, radiator.

Bedroom Two
10'8" x 8'6" (3.27 x 2.61)
UPVC window to rear aspect, radiator.

Bedroom Three
10'0" x 5'9" (3.06 x 1.77)
UPVC window to front aspect, storage cupboard, radiator.

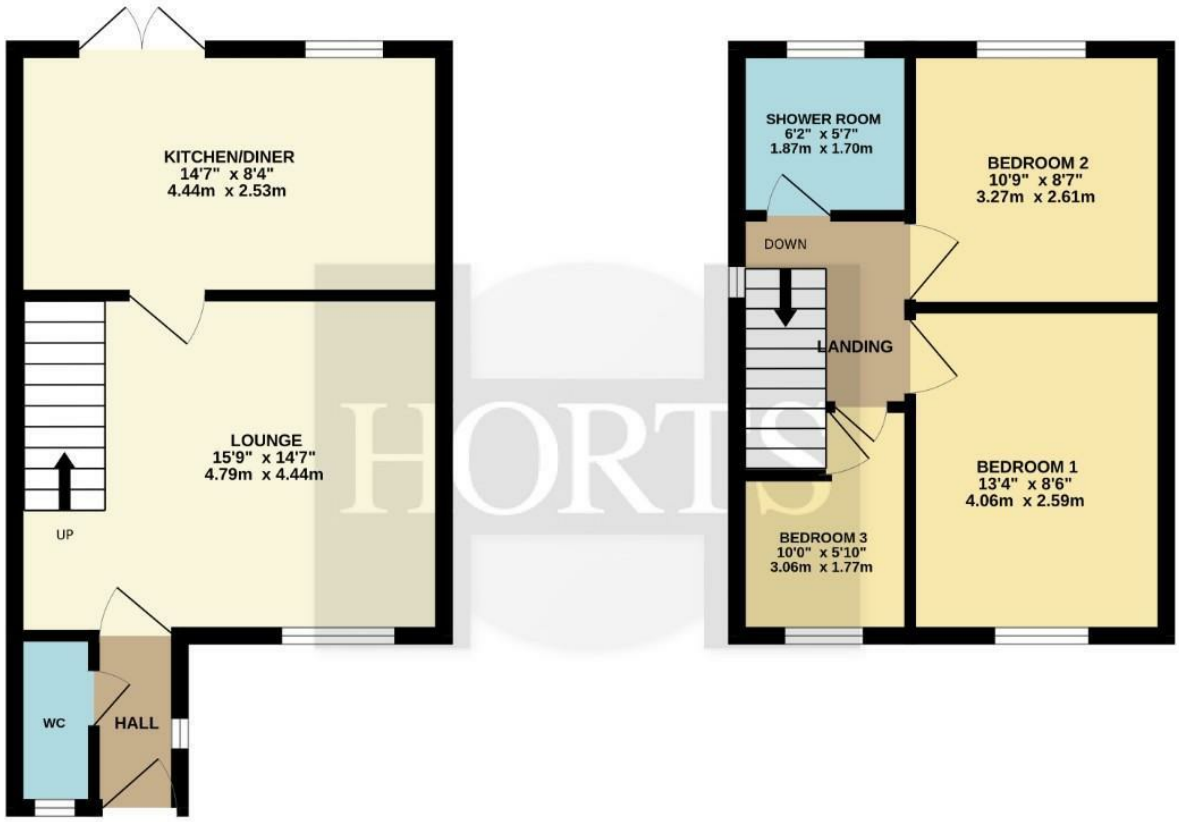
Shower Room
6'1" x 5'6" (1.87 x 1.70)
Obscure UPVC window to rear aspect, walk in shower, low level wc, sink unit with storage under, chrome heated towel rail.

Front Garden
Block paved area, driveway offering off road parking.

Rear Garden
Lawn, patio, and wood chip areas, various mature trees, gated side access, enclosed by wooden fencing.

GROUND FLOOR
316 sq.ft. (29.3 sq.m.) approx.

1ST FLOOR
284 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.7 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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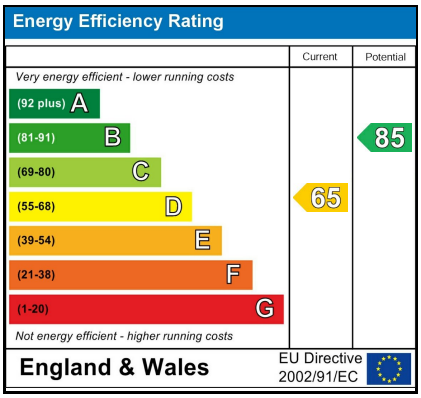

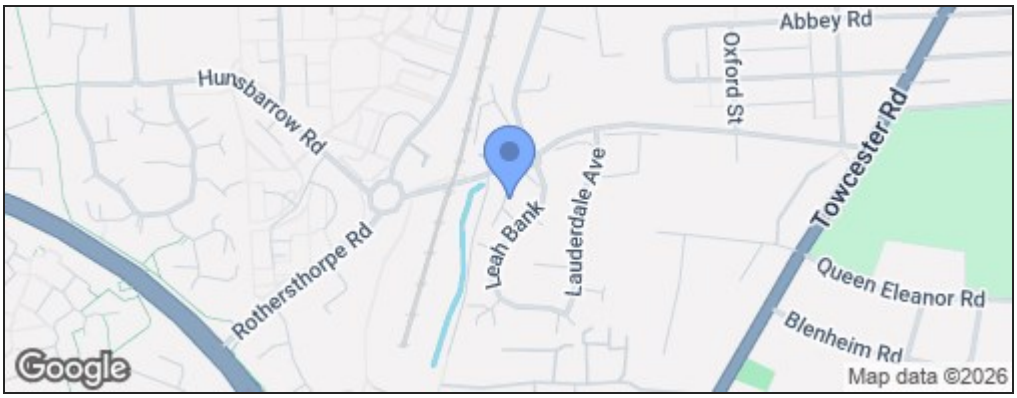

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