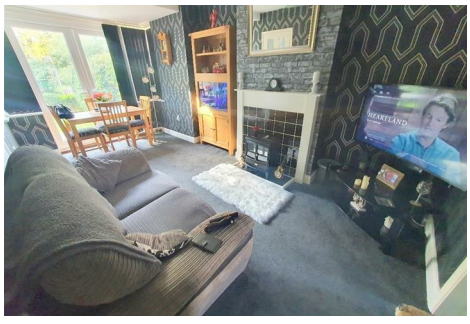
8 & 8A Southfield Avenue

NORTHAMPTON
NN4 8AQ

£250,000



- TWO SEPERATE FLATS
- IDEAL INVESTMENT
- GARDENS FOR GROUND FLOOR FLAT
- CLOSE TO TOWN CENTER
- FULLY LET
- EACH FLAT ONE BEDROOM
- UPVC DOUBLE GLAZED
- ENERGY EFFICIENCY RATING: TBC

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VIEWINGS AVAILABLE ON THIS HOME DURING TIERED RESTRICTIONS
* Two Flats* *Fully Let* Ideal investment opportunity to purchaser two 1 bedroom flats including the freehold. No. 8a is the ground floor flat and accommodation comprises lounge/dining room, kitchen, bedroom and shower room with gardens to rear. No. 8 is the first floor flat and comprises lounge, kitchen, bedroom and shower room. Both flats benefit from gas radiator heating, double glazing and are full let. The purchaser would benefits from instant income please call to enquiry regards to monthly rent.

8 Southfield Ave First Floor Flat

Entrance Hall
Stairs to first floor, doors to:

Open Plan Living/kitchen
17'5" x 12'1" max (5.33 x 3.69 max)
Fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, hob and oven, plumbing for washing machine. Feature fireplace, radiator, UPVC double glazed bay window to front.

Bedroom
9'11" x 12'1" (3.04 x 3.69)
Built in wardrobe, radiator, UPVC double glazed window to rear.

Shower Room
Suite comprising corner shower cubicle with shower unit above, hand wash basin, low level w.c, tiled splash backs, UPVC double glazed window to rear.

8a Southfield Ave second floor flat

Lounge/Dining Room
9'8" x 17'3" (2.96 x 5.28)
Radiator, feature fireplace, UPVC double glazed rear.

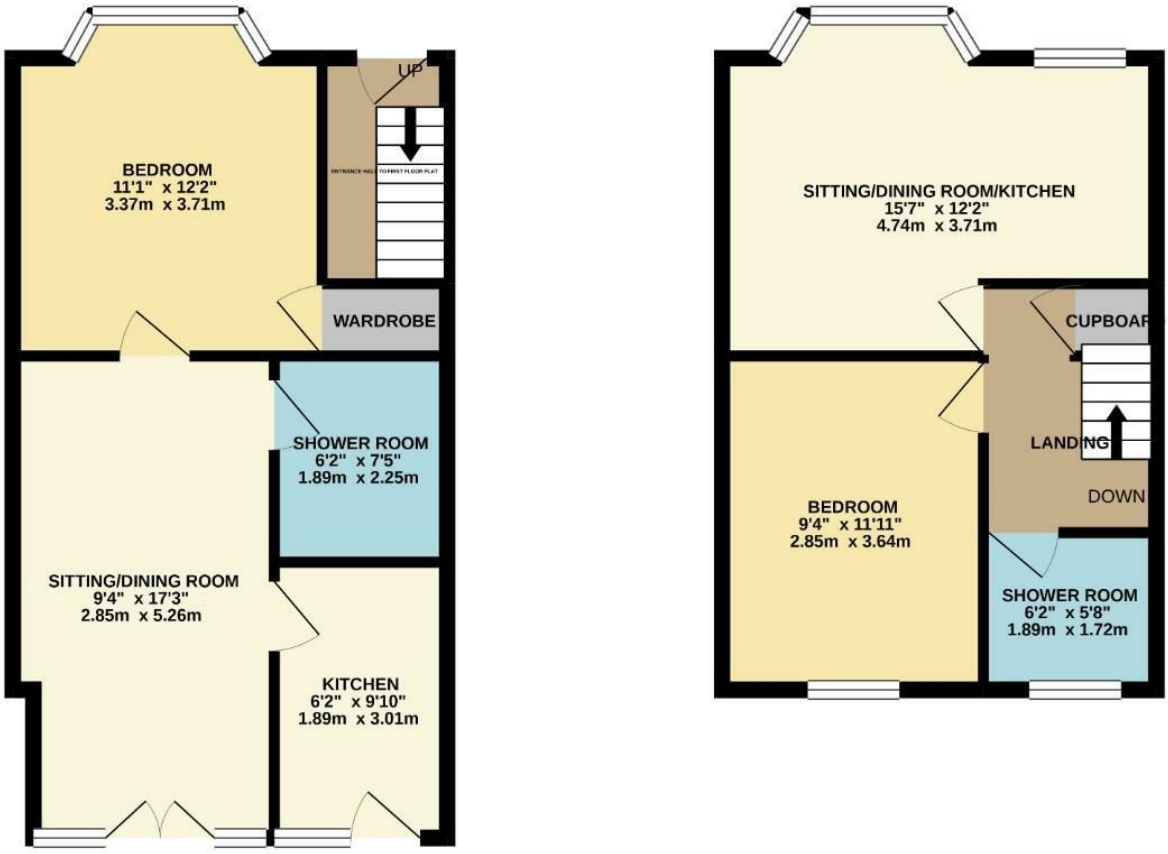
Kitchen
9'10" x 6'2" (3.02 x 1.89)
Fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with worktops above, eye level cupboard, fitted hob and oven, plumbing for washing machine, UPVC door and window to rear.

Bedroom
11'0" x 12'2" into bay (3.36 x 3.71 into bay)
Radiator, built in cupboard, UPVC double glazed bay window to front.

Gardens
Rear garden for ground floor flat only, mainly laid to lawn, paved patio, brick built sheds.

GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 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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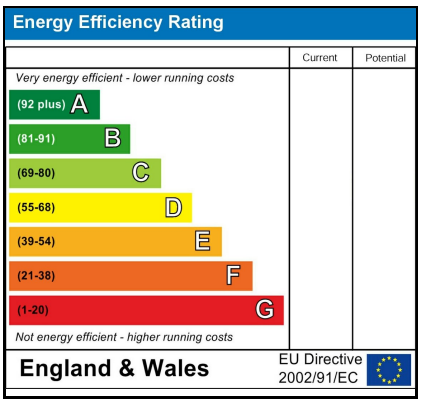

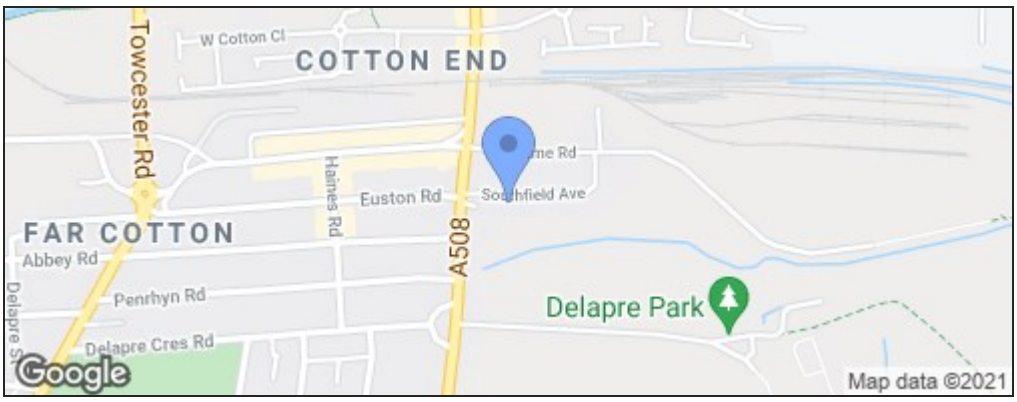

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.