79 Delapre Street
Far Cotton
NORTHAMPTON
NN4 8HB

£890 Per Month

- **ENERGY EFFICIENCY RATING: D**
- **LOUNGE/DINER**
- **UTILITY ROOM**
- **FOUR PIECE BATHROOM SUITE**
- **AVAILABLE NOW**
- **KITCHEN/BREAKFAST ROOM**
- **TWO DOUBLE BEDROOMS**
- **LARGE GARDEN**

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Available NowA two double bedroom Victorian mid-terrace property situated in the popular residential area of Far Cotton, Northampton. The property is within walking distance to Northampton town centre and the new university campus. The property has accommodation briefly comprising; entrance hall, dining room, lounge, fitted kitchen/breakfast room, utility room. To the first floor are two bedrooms and a four piece family bathroom. Externally a larger than average rear garden with a large garden shed. The property also benefits from majority UPVc double glazing and gas to radiator central heating. **Unfurnished, sorry no pets**

Entrance Hall
The property is entered via a composite door to entrance hall; stairs rising to first floor, radiator.

Dining Area
11'9" x 10'8" (3.60 x 3.27)
Double glazed window to front aspect, radiator, gas and electric meters housed in cupboards, laminate flooring, telephone point.

Lounge Area
12'4" x 12'3" (3.77 x 3.74)
Double glazed window to rear aspect, radiator, television point, gas point.

Kitchen / Breakfast Area
12'2" x 8'0" (3.71 x 2.44)
Double glazed window to side aspect. Fitted with a range of wall and base mounted units with roll top work surfaces over, breakfast bar, stainless steel sink and drainer with mixer tap over, tiling to splash backs, electric oven and ceramic hob, space for dishwasher, radiator, door to under stairs storage cupboard, tiled flooring.

Utility
9'4" x 9'4" (2.86 x 2.86)
Double glazed window to rear and side aspect, double glazed door to garden, plumbing for washing machine, and tumble dryer, space for fridge/freezer, storage cupboard and roll top work surfaces.

Landing
Loft access, fitted storage cupboard.

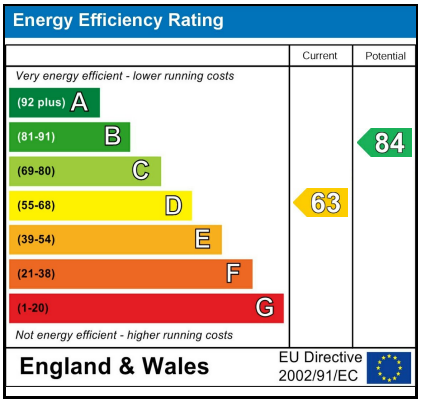
Bedroom One
15'3" x 10'11" (4.66 x 3.33)
Double glazed window to front aspect, radiator, fitted double wardrobes to one wall with shelves and hanging rails, and an additional fitted wardrobe, cast iron fire place, radiator.

Bedroom Two
11'11" x 9'9" (3.64 x 2.98)
Double glazed window to rear aspect, fitted wardrobe, radiator.

Bathroom
12'0" x 8'0" (3.67 x 2.44)
Obscure double glazed window to rear aspect, A four piece suite comprising; panel bath with mixer shower over, low level WC, pedestal wash hand basin, double walk-in shower cubicle with mains power shower over, chrome towel radiator, tiling to splash backs. Storage cupboard with wall mounted combination boiler and shelving.

Rear Garden

Blocked paved patio area leading to garden which is mainly laid to lawn with raised flower beds. Large timber shed, garden tap, external power point, gated rear access, enclosed with walling.



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.