

**10 Vernon Walk
Town Centre
NORTHAMPTON
NN1 5SU**

£230,000



- **THREE DOUBLE BEDROOMS**
- **SEPARATE DINING ROOM**
- **TOWN CENTRE LOCATION**
- **APPROXIMATELY 1,076 SQ. FT. (100 SQ. M.)**
- **GROUND FLOOR CLOAKROOM**
- **SPACIOUS FIRST FLOOR LOUNGE**
- **DOUBLE GLAZING THROUGHOUT**
- **ENERGY EFFICIENCY RATING: TBC**

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Situated within easy walking distance of Northampton town centre, Northampton General Hospital and the railway station, this spacious three bedroom town house offers versatile accommodation arranged over three floors, extending to approximately 1,076 sq. ft. (100 sq. m.).

The property benefits from gas radiator central heating and double glazing throughout, with accommodation comprising an entrance hall, ground floor cloakroom, fitted kitchen and separate dining room. To the first floor is a generously proportioned lounge and double bedroom, whilst the second floor provides two further double bedrooms and a family bathroom. Outside, there is a low maintenance enclosed rear garden, predominantly paved for ease of maintenance, with a timber garden shed and raised planted borders.

The property's convenient location provides excellent access to Northampton's shopping, leisure and restaurant facilities, together with the hospital and mainline railway station offering regular services to London Euston and Birmingham.

Ground Floor

Entrance Hall

Entered via a double glazed front door, with stairs rising to the first floor, useful built-in storage cupboards and doors leading to the ground floor accommodation.

Cloakroom/WC

Fitted with a low level WC and wash hand basin, with a double glazed window to the front elevation.

Kitchen

2.94m x 2.98m (9'8" x 9'9") Fitted with a range of white wall and base level units incorporating work surfaces with tiled splashbacks and a stainless steel sink unit. Space for a range style cooker with extractor hood above, plumbing and space for a washing machine and additional appliance space. Double glazed window to the front elevation and radiator.

Dining Room

3.87m x 2.94m (12'8" x 9'8") A good sized separate dining room with ample space for a family dining table and chairs. Double glazed window overlooking the rear garden and a radiator.

First Floor

Landing

Stairs rising from the entrance hall, with doors leading to the lounge and bedroom. Further staircase rising to the second floor.

Lounge

4.76m x 3.50m (15'7" x 11'6") A particularly spacious and comfortable reception room with a large double glazed window providing plenty of natural light. TV point and a radiator.

Bedroom Three

3.35m x 2.98m (11'0" x 9'9") A well proportioned double bedroom with a double glazed window, radiator.

Second Floor

Landing

With access to both bedrooms and the family bathroom, together with a useful built in storage cupboard.

Bedroom One

3.52m x 2.94m (11'7" x 9'8") A generously sized double bedroom with a double glazed window, radiator.

Bedroom Two

3.37m x 2.94m (11'1" x 9'8") A further good sized double bedroom with double glazed window, radiator.

Bathroom

Fitted with a white suite comprising a panelled bath with shower over and glazed shower screen, pedestal wash hand basin and low level WC. Part-tiled walls, heated towel rail and double glazed window.

Externally**Front Garden**

A small, low maintenance frontage with a paved pathway leading to the main entrance and established planted borders.

Rear Garden

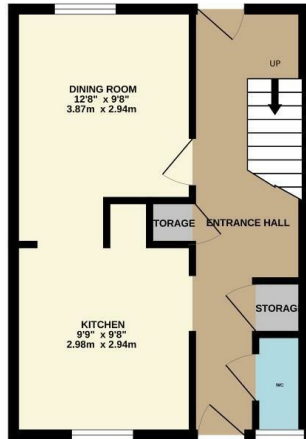
The enclosed rear garden has been designed with ease of maintenance in mind and is predominantly paved, providing an ideal space for outdoor seating and entertaining. There are raised planted borders, a timber garden shed.

Agents Notes

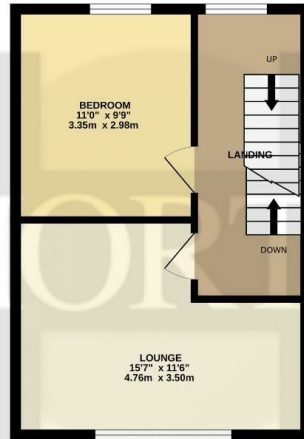




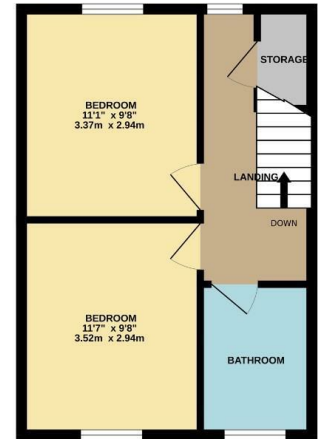
GROUND FLOOR
359 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



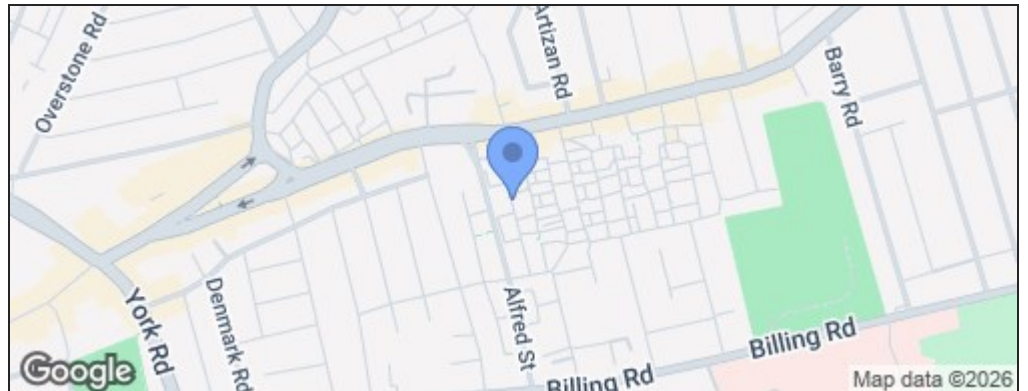
2ND FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (100.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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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.