# 7 Frensham Close
# Roselands
# NORTHAMPTON
# NN4 8QN

## £1,200 Per Month

- AVAILABLE NOW
- SINGLE GARAGE
- QUIET CUL-DE-SAC
- ENERGY EFFICIENCY RATING: D
- 2 BEDROOMS
- LARGE REAR GARDEN
- UPVC AND RADIATOR HEATING
- COUNCIL TAX BAND: B

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**Available now** A beautifully presented two bedroom detached home located at the end of a quiet cul-de-sac. The property offers a lounge, modern kitchen and three piece bathroom with shower over the bath. The property further benefits from radiator central heating and UPVC double glazing. This home is located on a double width plot so has a very good sized rear garden and a single garage. **Unfurnished, sorry no pets**

**Entrance Porch**
Entry through UPVC partly glazed door, laminate flooring, double panel radiator, frosted window to front elevation, Georgian style fully glazed door through to;

**Lounge**
12'2" x 16'10" (3.71 x 5.15)
Laminate flooring, stairs raising to first floor with under stairs cupboard, radiator, window to front elevation, fully glazed Georgian style door through to;

**Kitchen**
12'2" x 7'1" (3.71 x 2.17)
Fitted in white base and wall mounted cupboards, wood grain effect work surface space, inset single drained stainless steel sink unit, electric cooker, integrated dishwasher, plumbing for washing machine, tall standing fridge/freezer space, half tiling, radiator, gas fired central heating boiler, window and partly glazed UPVC door to rear garden.

**First Floor**

**Landing**
Access to loft area.

**Bedroom One**
12'2" x 8'8" (3.71 x 2.66)
Radiator, window to front elevation.

**Bedroom Two**
12'2" x 7'0" (3.71 x 2.14)
Radiator, over stairs cupboard housing lagged hot water cylinder, window overlooking rear garden.

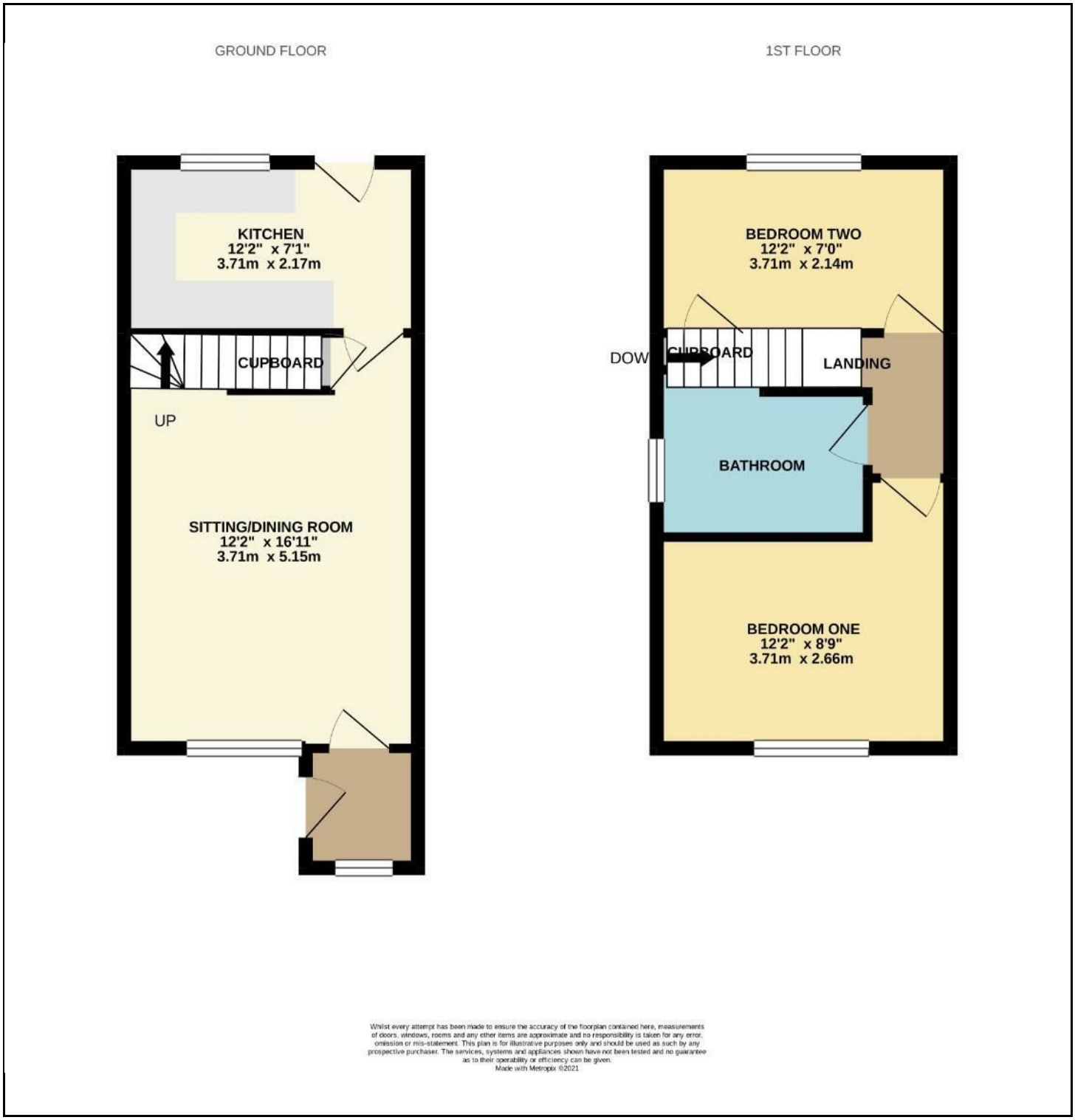
**Bathroom**
Three piece white suite comprising of wood panel bath with electric shower and screen, wash hand basin, close coupled w/c, recessed shelving, full height tiling to bath and shower area, radiator, frosted window to side elevation.

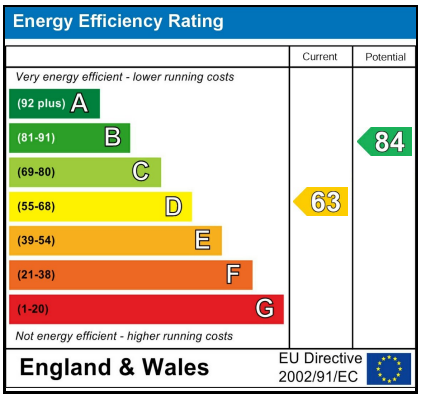
**Externally**

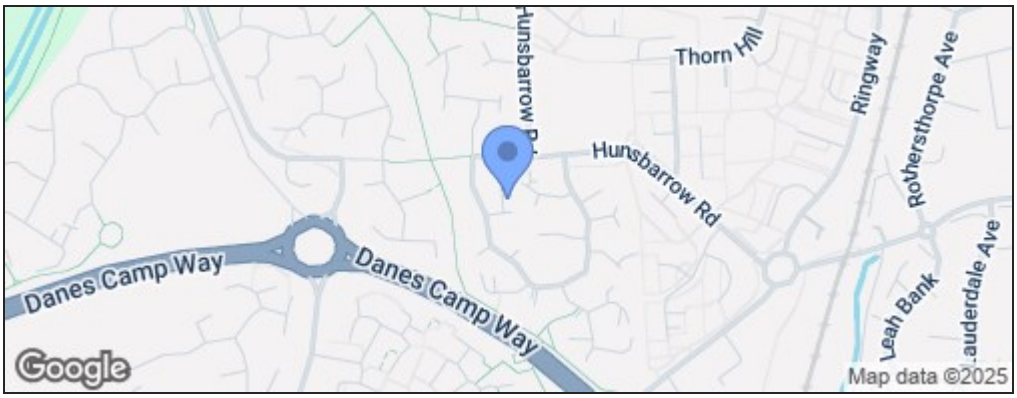
**Front Garden**
Small lawn area with miniature tree, paved pathway to entrance, paved drive way leading to garage.

**Rear Garden**
Double plot rear garden offering two paved patio areas, lawn and large flower and shrub beds, outside cold water tap, fully enclosed with fencing and low level brick walls with gated side access.

**Garage**
Single construction brick built garage with metal up and over door.




## 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.