1C Edinburgh Road
Queens Park
NORTHAMPTON
NN2 6PH

£269,995

- NO UPPER CHAIN
- THREE BEDROOMS
- MAIN BEDROOM WITH EN-SUITE
- IDEAL FIRST HOME
- THREE STOREY TOWN HOUSE
- DOWNSTAIRS W.C.
- KITCHEN WITH APPLIANCES
- ENERGY PERFORMANCE RATING TBC

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PERSONAL • PROFESSIONAL • PROACTIVE

A unique modern town house set over three floors in the Queens Park area of Northampton, offered with no upper chain. The accommodation comprises; an entrance hall, kitchen, cloakroom/W.C. and a lounge/diner on the ground floor, two bedrooms and a family bathroom on the first floor, with the main bedroom and an en-suite bathroom to the second floor. Benefits include; uPVC double glazing, gas fired radiator heating and a westerly facing rear garden. This property would make a superb family home or potential investment given the scope of the accommodation on offer.

Ground Floor

Entrance
Entered via a uPVC panel door, stairs to the first floor, doors to the cloakroom, kitchen and lounge.

Lounge/Diner
15'3 into bay x 12'00 (4.65m into bay x 3.66m)
Double glazed French doors and windows to the rear garden, radiator, television point, laminate flooring, under stairs storage cupboard.

Kitchen
9'5 x 5'5 (2.87m x 1.65m)
Fitted with a range of wall and base level units with complementary work surfaces over, inset sink drainer unit, integrated oven and hob with an extractor hood over, plumbing for a washing machine, built-in fridge freezer, double glazed window to the front elevation, wall mounted boiler unit.

Cloakroom W.C.
Fitted with a low level W.C. and a wash basin, double glazed window to the front elevation, radiator, extractor fan.

First Floor

Landing
Doors to the first floor rooms, stairs to the second floor.

Bedroom Two
12'0 x 8'4 (3.66m x 2.54m)
Two double glazed windows to the front elevation, radiator, built-in wardrobe.

Bedroom Three
12'0 x 6'4 (3.66m x 1.93m)
Double glazed window to rear elevation, radiator.

Family Bathroom
Fitted with a panel bath with a shower over, pedestal sink and a low level W.C., heated towel rail, tiled splash back area, extractor fan.

Second Floor

Second Floor Landing
An open landing with a storage or sitting area, skylight window to the rear elevation, door to main bedroom.

Main Bedroom
11'10 8'8 (3.61m 2.64m)
Double glazed window to the front elevation, radiator, door to en-suite:

En-Suite Bathroom
Fitted with a panel bath with a shower over, pedestal sink and a low level W.C., radiator, tiled splash back area, skylight window to the rear elevation.

Outside

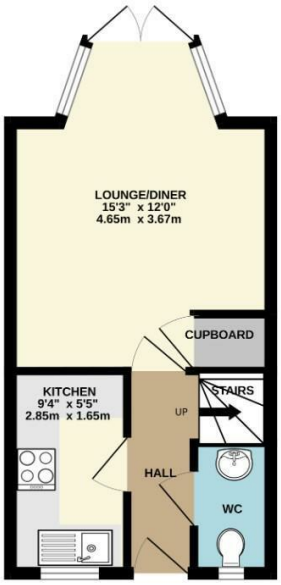
Rear Garden
Laid mainly lawn with a paved patio and space for a garden shed.

Agents Notes:
Council Tax Band B

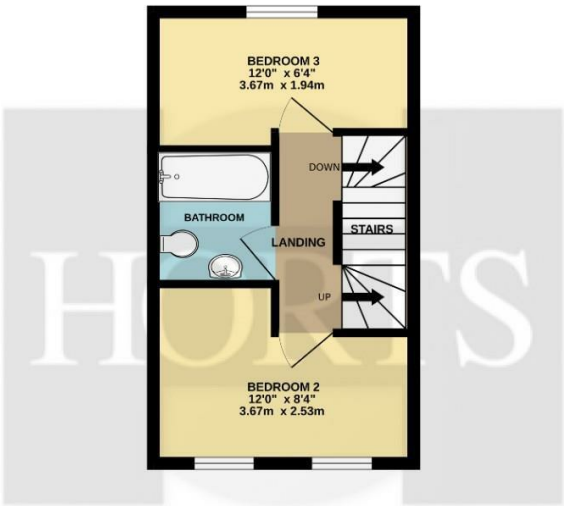
Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.

Whisper

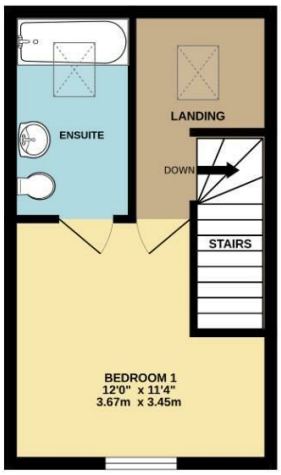
GROUND FLOOR
275 sq.ft. (25.5 sq.m.) approx.



1ST FLOOR
251 sq.ft. (23.4 sq.m.) approx.



2ND FLOOR
251 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.2 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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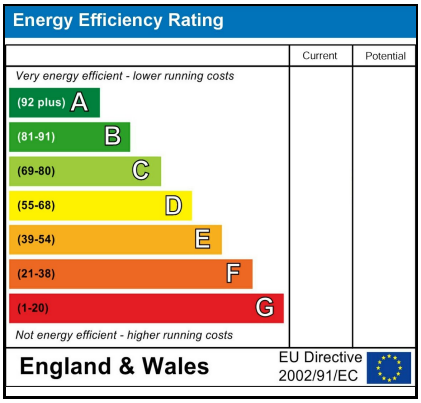

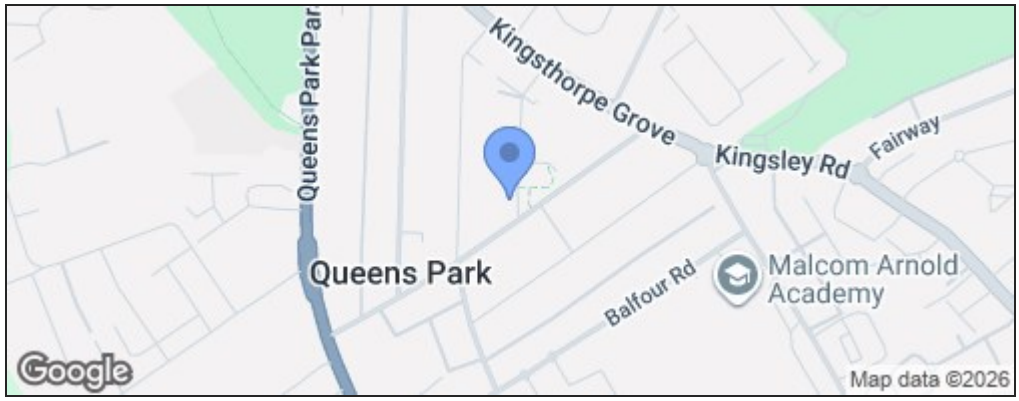

Disclaimer

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.