24 Portchester Gardens
Wakes Meadow
NORTHAMPTON
NN3 9UP

£210,000

- END OF TERRACE HOME
- NO ONWARD CHAIN
- OFF ROAD PARKING
- RADIATOR HEATING
- GOOD TRANSPORT LINKS
- TWO BEDROOMS
- CUL-DE-SAC LOCATION
- DOUBLE WIDTH PLOT
- DOUBLE GLAZING
- ENERGY EFFICIENCY RATING: C

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A two bedroom end of terrace modern home located in the popular east Northampton area of Wakes Meadow. Located in a cul-de-sac the property occupies a double width plot and has off road parking. Internally to the ground floor there is an entrance hall, lounge/dining room and kitchen. To the first floor are two bedrooms with a bathroom. The property offers radiator central heating and has an enclosed rear garden.

Entrance Hall
Entry through UPVC door, coat hanging area, archway to lounge/dining room.

Lounge/Dinig Room
13'11 x 11'8 (4.24m x 3.56m)
Open stairs to first floor landing, two radiators, box bay window to front elevation, TV aerial point.

Kitchen
8'05 x 11'08 (2.57m x 3.56m)
Modern white fitted kitchen with base and wall mounted cupboards with roll top work surface space, built in single electric oven, inset stainless steel gas hob with stainless steel extractor fan over, built in washer/dryer, fitted fridge and freezer, gas fired central heating boiler serving domestic hot water and radiators, half tiling, window to rear elevation, door to rear garden.

Landing
Doors to both bedrooms and bathroom.

Bedroom One
11'06 x 8'03 (3.51m x 2.51m)
Large built in mirror wardrobe, single panel radiator, window to front elevation.

Bedroom Two
10'10 x 5'04 (3.30m x 1.63m)
Single panel radiator, access to loft area, window overlooking rear garden.

Bathroom
Three piece white suite of panelled bath with electric shower, pedestal wash hand basin, close coupled WC, full height tiling to bath area, single panel radiator, frosted window to rear elevation.

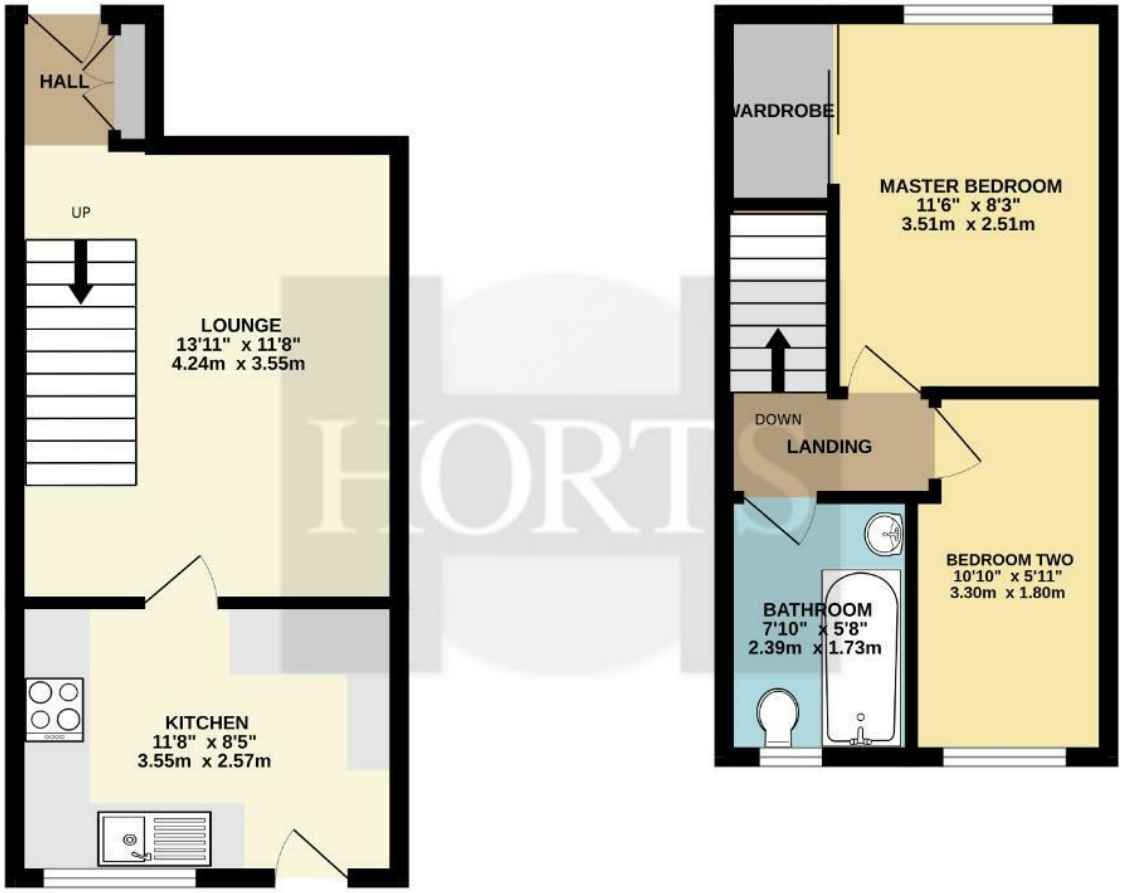
Front Garden
Double width frontage offering a split lawn with driveway giving off road parking for one car, mature trees and paved pathway to entrance.

Rear Garden
Paved patio area onto lawn, outside cold water tap, timber panel tool shed, enclosed by timber panel fencing with gated side pedestrian access.

Agents Notes
Council Tax Band: B

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

1ST FLOOR
262 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 537 sq.ft. (49.9 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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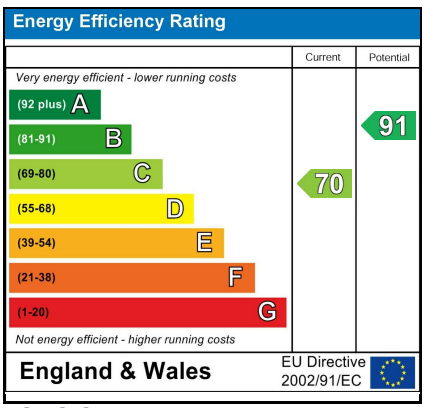

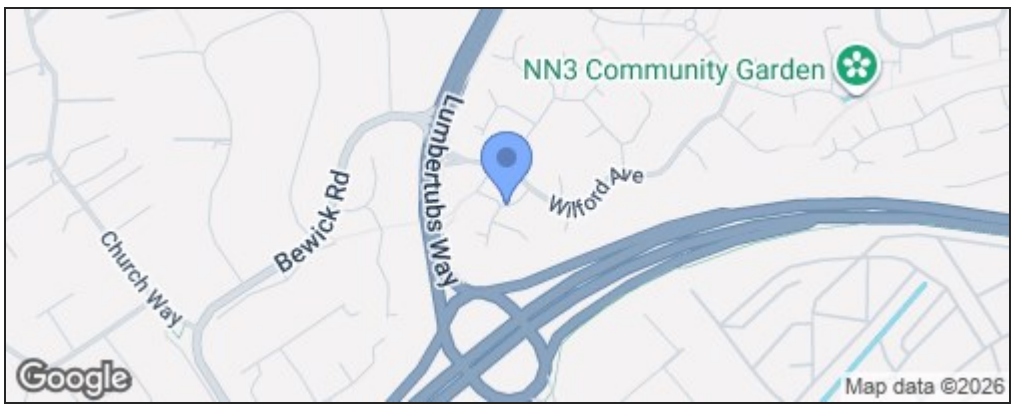

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