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## Derby Road, Northampton NN1 4JS



**£230,000**

A well presented chain free period terraced home located in the heart of the sought after Abington area of Northampton. The property has been recently redecorated and painted throughout and benefits from new floorings, creating a bright and fresh interior ready for immediate occupation. The accommodation comprises an attractive living room opening through to a dining area, featuring a fireplace and finished in neutral décor. To the rear is a significantly extended kitchen/breakfast room, providing an excellent amount of space and fitted with a range of units and appliances. The ground floor also benefits from a cloakroom. To the first floor there are three double bedrooms and a family bathroom. To the rear of the property there is a garden. Further benefits include gas central heating and a cellar.

## Hallway

Stairs to first floor and two doors into Living room.





### **Living Room**

22'11" x 11'1" narrowing too 10'9" (7 x 3.389 narrowing too 3.280)

This bright and well proportioned living space features a neutral décor with light walls and new fitted carpet. There is a attractive feature fireplace with decorative surround, marble-style inset and hearth. There is also a double glazed bay window to front, double glazed window to rear and door into kitchen/diner.



**Kitchen/Diner**

18'0" x 13'7" (5.5 x 4.155)

Fitted with a range of light wood wall and base units complemented by contrasting work surfaces and a tiled splashback. Integrated appliances include a built in oven with gas hob and extractor hood above, while a stainless steel sink with drainer sits beneath the worktop. A central island unit provides additional storage and preparation space, making the room both practical and ideal for everyday use. The kitchen benefits from a new modern herringbone style floor covering and opens into a further area offering space for dining, with windows allowing natural light to brighten the room. Doors too cellar and rear lobby.

**Rear Lobby**

Doors into garden and downstairs WC.

**Downstairs WC**

Obscured window and low level WC.

**Landing**

Doors to three bedrooms, family bathroom and storage cupboard.



**Bedroom One**

13'0" x 10'9" (3.979 x 3.291 )

Double glazed bay window and built in cupboard.



**Bedroom Two**

12'0" x 8'8" at widest (3.664 x 2.645 at widest)

Double glazed window and built in cupboard.



### **Bathroom**

This bathroom is fitted with a three piece suite comprising a panelled bath with wall mounted electric shower above, low level WC, and a pedestal wash hand basin with mixer tap. The bath area is partly tiled and has a window to the side.



### **Bedroom Three**

10'8" x 7'7" (3.257 x 2.319)

Double glazed window to rear.




### Rear Garden

Paved with planting borders.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	