



DERBY ROAD, NORTHAMPTON, NORTHAMPTONSHIRE, NN1
OIEO £200,000 FREEHOLD

Winkworth



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Offered for sale with no upper chain and presented to a high standard throughout, is this three bedroom home with Upvc Double Glazing and Gas fired heating.

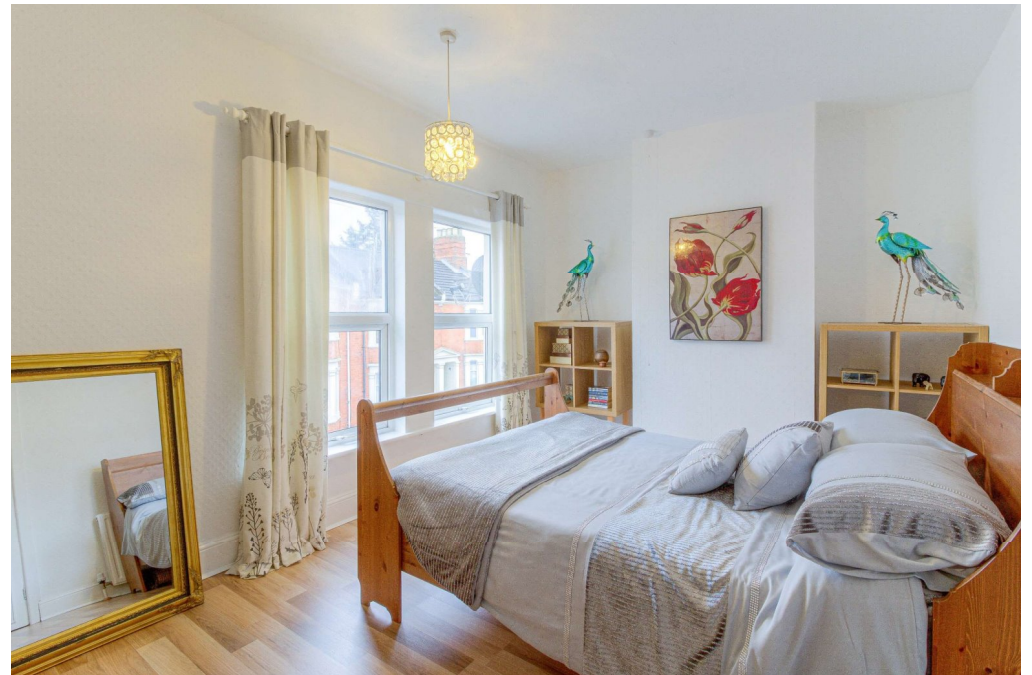
The accommodation briefly comprises, Upvc glazed door to entrance hall, open plan lounge/dining room, with Upvc double glazed windows to the front and rear aspect. The Kitchen features a range of units at eye and base level, with inset one and a half bowl sink with mixer tap, space for tall fridge/freezer and built in oven with electric hob and extractor over. A Upvc double glazed window faces out to the side aspect and part glazed door leads out to the rear garden. From the Kitchen a door leads through to the Utility Room. The Utility room offers space for a Tumble dryer, further fridge or freezer and washing machine. A Upvc double glazed window faces out to the side aspect. The Bathroom features a modern three piece suite and incorporates a panel enclosed bath with wall mounted separate shower over, low flush WC and pedestal wash hand basin. A Upvc double glazed window faces out to the side aspect.

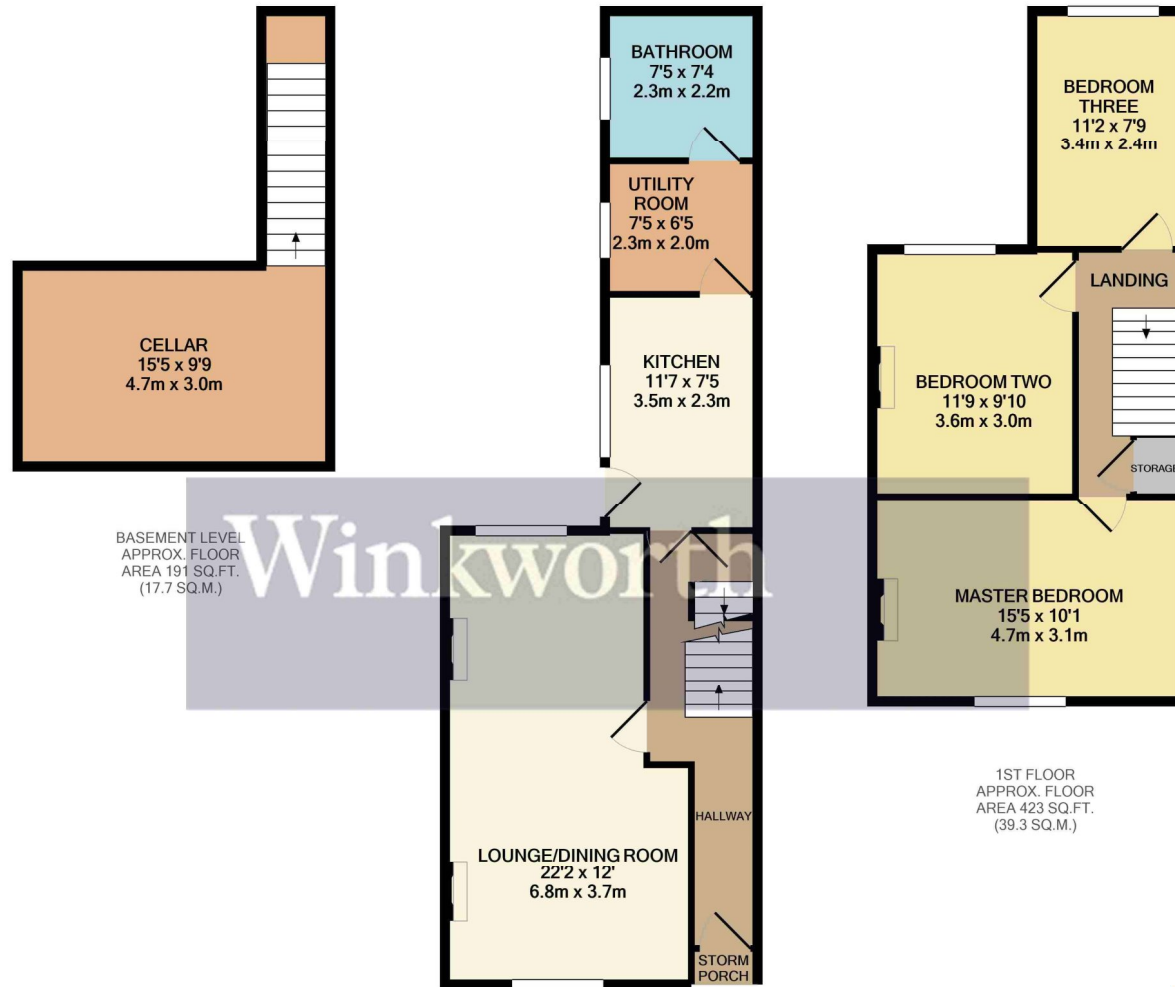
To the first floor there are three double bedrooms. The landing has a useful storage cupboard with access to the loft via a hatch. The loft is mainly boarded and has lighting. The Master bedroom features twin Upvc double glazed windows to the front aspect. Bedroom Two features a Upvc double glazed window to the rear aspect and Bedroom three which is 11' x 7' features a Upvc double glazed window to the rear aspect.

The cellar has power and light and is over 7' in height, making it ideal for a future conversion to another habitable room.

The rear garden has been beautifully hard landscaped and is full enclosed by panel fencing. The garden is made up of a mixture of paved seating area and shingle with various flower beds.







BASEMENT LEVEL
APPROX. FLOOR
AREA 191 SQ.FT.
(17.7 SQ.M.)

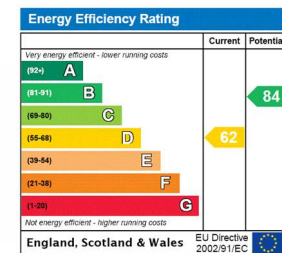
1ST FLOOR
APPROX. FLOOR
AREA 423 SQ.FT.
(39.3 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 525 SQ.FT.
(48.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1138 SQ.FT. (105.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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