

STANHOPE ROAD, NORTHAMPTON, NN2

£189,950 Asking price

A mature two bedroom town house in desirable location requiring some updating.



A mature two double bedroom town house requiring some updating.

The property benefits from uPVC double glazing, gas radiator heating and concrete tiled roof. A particular feature is the excellent size established rear garden.

The property is located in close proximity to both the Town Centre and Kingsthorpe with their associated amenities. The fabulous Racecourse with 118 acres of parkland is within walking distance

The property would afford an ideal 1st time purchase or investment opportunity and is offered with no onward chain.

EPC rating: To be advised

Council Tax Band "D"

- Mature Two Bedroom Town House
- Lounge With Access to Dining Room
- First Floor Bathroom
- PVCu Double Glazing
- Gas Radiator Heating
- Large Established Rear Garden
- Requires Some Modernisation
- No Onward Chain
- EPC Rating "D"
- Council Tax Band "B"

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Entrance Hall

UPVc entrance door, stairs to first floor landing, radiator.

Lounge 10'5" x 10'10"



Window to front, door to:

Dining Room 11'10" x 11'4" max



Double glazed window to rear elevation, radiator.

Kitchen 11'1 x 7'8"



Fitted with base and wall mounted units incorporating single drainer sink unit with mixer tap, plumbing for washing machine, cooker with filter hood over, tiled floor and tiling to splash areas, wall mounted combination gas boiler, radiator, access to cellar, double glazed window to side elevation, door to side leading to garden.

Cellar

Bedroom One 14'2" max x 10'5"



Double glazed window to front elevation, storage cupboard with access to roof space, radiator, fireplace.

Bedroom Two 11'5" x 8'8" max



Double glazed window to rear elevation, radiator, fireplace.

Bathroom 11' x 7'8" max



Corner bath with shower unit over, pedestal wash hand basin, low level WC, storage cupboard, radiator, tiling to splash areas, double glazed window to rear elevation.

Rear Garden



Extremely long rear garden, established with raised railway sleeper beds for ease of maintenance, lawned areas, shrubs and flowers and a variety of fruit bushes, paved patio area. outside tap, useful outside brick store.

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Price £189,950

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 1003.9 sq. feet

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

