

PORT ROAD, NORTHAMPTON, NN5

£240,000

Quintessential cosy two bed cottage situated
in the desirable location of Duston



Chelton Brown are delighted to offer this irresistible two bedroom quintessential stone cosy cottage style terrace property situated in the heart of Duston . The property is of excellent order throughout and benefits from reception room, modern kitchen and bathroom.

Accommodation comprises: living room, kitchen/breakfast room, and cellar to the ground floor, two bedrooms and a three piece bathroom. In addition the property benefits from UPVC double glazing and gas radiator central heating.

- Two bedroom Stone cosy cottage
- Wood ceiling beams throughout
- Fitted Kitchen with breakfast bar
- Usable tanked cellar
- Enclosed rear garden
- Ideal for First time buyers
- EPC - D
- Council Tax Band : B

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Cellar

Tanked dry usable Cellar, laminate flooring, & plastered walls. Can either be used for storage or utilise as another room

Living Room 9'7" x 13'9"



Window to front, fireplace,, wood ceiling beams giving the room a real cosy cottage feel

Kitchen 10'1" x 13'9"



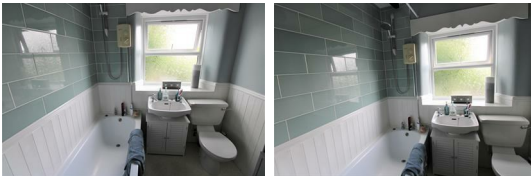
Recently fitted kitchen with breakfast bar. Comprising a range of base and wall units with complimentary worktops, sink and drainer, cooker, door leading to rear garden

Bedroom 1 9'6" x 14'6"



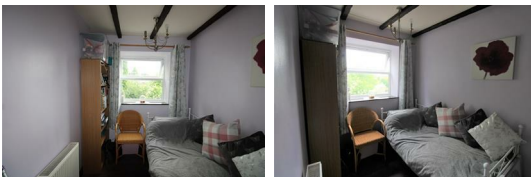
Bright Bedroom with window to front aspect, built in storage cupboard

Bathroom 7'6" x 6'8"



Fitted Bathroom , includes Bath with shower over, Pedestal basin with vanity unit under, WC, complimentary tiling, window to rear aspect

Bedroom 2 10'3" x 6'10"



Window to rear aspect

Landing

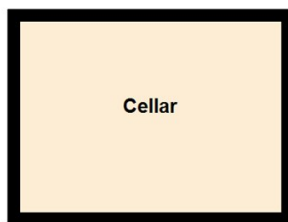
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Price £240,000

| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 89 |
| (81-91) B | | |
| (69-80) C | | |
| (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 |

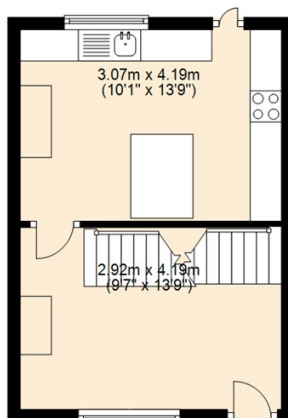
Basement

Approx. 12.8 sq. metres (137.8 sq. feet)



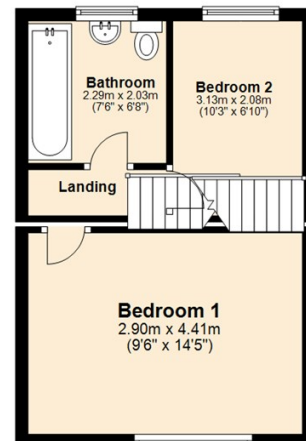
Ground Floor

Approx. 25.5 sq. metres (274.8 sq. feet)



First Floor

Approx. 26.1 sq. metres (280.8 sq. feet)



Total area: approx. 64.4 sq. metres (693.5 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.

