



## **12 Henry Bird Court, South Bridge, Northampton, NN4 8GP**

**\*\* THREE/FOUR BEDROOM TOWN HOUSE LOCATED WITHIN WALKING DISTANCE OF THE UNIVERSITY AND TOWN CENTRE\*\*** A prime opportunity to purchase this spacious town house which is being offered for sale with vacant possession. The accommodation comprises entrance hall with access into the garage, cloakroom/WC, study/bedroom 4. On the first floor is a large lounge with an additional study area and a kitchen/dining room. On the second floor are three bedrooms with an en-suite and main bathroom. Externally there is a driveway to the front which leads to a slightly larger than average garage. The property is also ideally located close to the Train Station and access roads which lead to the motorway network. An early viewing is highly recommended.

# **£250,000**



## **ACCOMMODATION**

### **Ground Floor**

#### **Entrance Hall**

Stairs to the second floor, door to garage, single radiator.

#### **Cloakroom/WC**

Close coupled WC, wash hand basin, double glazed window to the rear, single radiator.

#### **Study/Bedroom 4**

8' 10" x 6' 8" (2.69m x 2.03m) Double glazed window to the rear, single radiator.



### **First Floor**

Stairs to the second floor, single radiator.

#### **Lounge**

18' 4" x 11' 8" x 15' 6" (5.59m x 4.72m) French doors to the rear with Juliet balcony, double glazed window to the rear, single an

### **Kitchen/Diner**

18' 5" x 7' 4" (5.61m x 2.24m) Fitted kitchen comprising single drainer sink unit with cupboards under, further range of base and wall mounted units and worktops, built in gas hob, electric oven and fridge/freezer, plumbing for washing machine, double glazed window to the front, French doors to the front with Juliet balcony.

### **Second Floor**

Airing cupboard.





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## Bedroom 1

12' 2" x 8' 10" (3.71m x 2.69m) Built in wardrobes, double glazed window to the rear, single radiator.

## En-Suite Shower Room

Tiled shower cubicle, close coupled WC, wash hand basin, single radiator.

## Bedroom 2

10' 10" x 9' 11" (3.30m x 3.02m) Double glazed window to the front, single radiator.

## Bedroom 3

8' 0" x 7' 6" (2.44m x 2.29m) Double glazed window to the front, single radiator.

## Bathroom

Panelled bath, close coupled WC, wash hand basin, double glazed window to the rear, single radiator.

## Outside

There is a driveway leading to single garage



## Garage

Slightly larger than average garage with power and light connected.

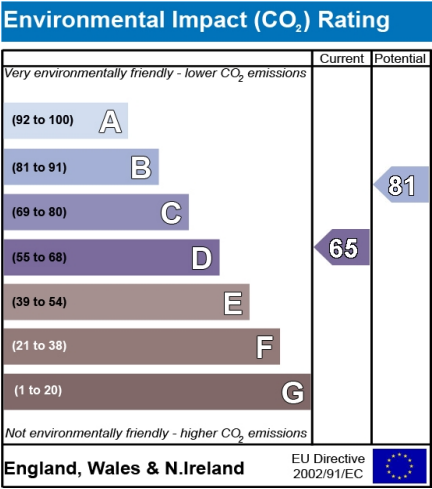
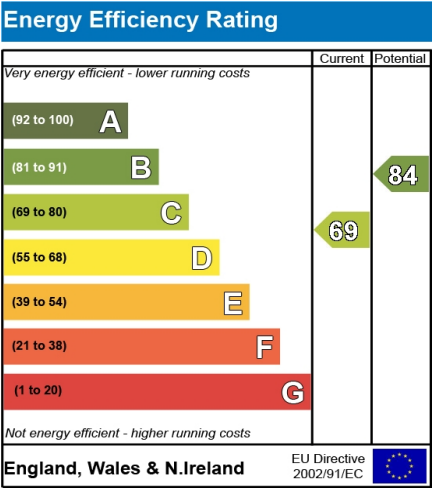
## Additional Information

We are informed that there is a quarterly service charge of £200.

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