



Newnham Road, Northampton NN2 7RE

welcome to

Newnham Road, Northampton

This property would be ideal for a first time buyer or buy to let investor and is being sold with no onward chain.

Entrance Hall

Entered via door to the front aspect, door to storage cupboard, radiator and doors leading to:

Lounge

Double glazed window, coving to ceiling and wall mounted storage heater.

Kitchen

Fitted kitchen comprising wall and base units with worksurfaces over, stainless steel sink and drainer unit with mixer tap over, electric oven and gas hob over, plumbing for washing machine, door to built in pantry and double glazed window.

Bedroom One

Double glazed window and wall mounted storage heater.

Wet Room

suite comprising shower, wash hand basin, low level WC, extractor fan and partly tiled.





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Newnham Road, Northampton

- Double Bedroom
- Modern Shower Room
- Redecorated throughout
- New Double Glazing
- No Chain

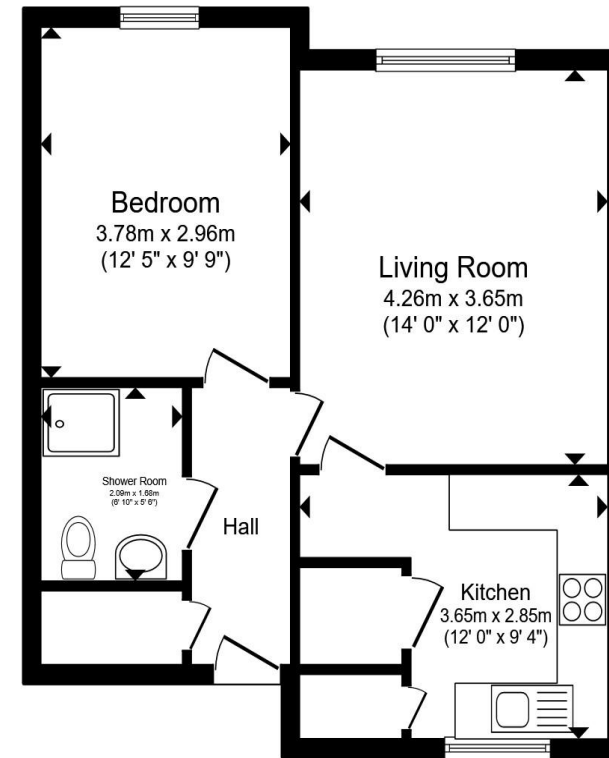
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£105,000



Total floor area 47.3 m² (509 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:

KIN109645 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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