

32 Newington Road, Kingsthorpe, Northampton NN2 7TF

***GUIDE PRICE £150,000 - £170,000 (plus fees)**



A traditional semi-detached house constructed of red brick beneath a slate roof and in need of modernisation and refurbishment offering three bedroomed accommodation located on the northern outskirts of Northampton.

Located at the end of a cul-de-sac in a popular residential suburb of Northampton. The accommodation includes entrance hall, two reception rooms, kitchen and shower room, together with three bedrooms and a family bathroom. The rear garden is a particular feature enjoying a sunny aspect, while the property is in need of modernisation it has the benefit of UPVC double glazing and gas fired central heating.

Description:

Accommodation

Ground Floor: Entrance hall, lounge, dining room, kitchen, and shower room.

First Floor: Bedroom one, bedroom two, bedroom three and bathroom.

Outside

Front Garden: Laid mainly to lawn and enclosed by a wood panel fencing and a mature shrub, pathway to front door and pathway along the side of the property to the rear where there is secure gated access.

Rear Garden: Enclosed by panelled fencing and steps leading up to a raised lawn.

Services: We are advised that main drainage, gas, water and electricity connected, however purchasers are recommended to make thier own enquiries regarding the availability of services. Central heating is through radiators from a gas fired boiler.



Tenure: Freehold

Local Authority: Northampton Borough Council, Guildhall, St Giles Street, Northampton, NN1 1DE.

Tel: 0300 330 7000

Solicitors: Mann & Company Solicitors, 17 Station Road, Kettering, Northants, NN15 7HH. Tel: 01536 520025
Ref: Mr Mann

Viewing: See website for viewing schedule **Energy Performance Rating (EPC):** Current Rating D

Additional Fees

Administration Charge: The purchaser will be required to pay an administration charge of £600 (£500 plus VAT)

Disbursements: Please see legal pack for any disbursements that may become payable by the purchaser on completion.