

DRYWELL COURT, NORTHAMPTON, NN3

£185,000



Chelton Brown are pleased to offer this spacious three bedroom end of terraced property is perfect for first time buyers to the market. This property consists of: a large lounge, plenty of storage cupboards, kitchen/dining room, downstairs wc, along with access to a private landscaped garden to the rear. Upstairs you have two large double bedrooms, with room for king sized beds and ample wardrobe space and other furniture, another decent single bedroom, and a modern fitted bathroom. There is a loft with plenty of insulation great for storage. There is communal parking nearby with plenty of space in case you have multiple drivers in the family. Garage's are potentially available to rent nearby for a small monthly fee depending on availability.

EPC rating: D

Location:

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

- No chain
- Three Bedrooms
- Large Lounge
- Open Plan Kitchen/Diner
- Family Bathroom
- Downstairs WC
- Landscaped Garden
- Communal Parking
- Great Travel Links
- Gas Warm Air Heating

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Lounge 11'1" x 14'2"



Master Bedroom 14'1" x 6'6"



Kitchen/Dining Room 17'4" x 8'10"



Bathroom 5'7" x 6'0"



WC

Bedroom 2 10'11" x 9'7"




Bedroom 3 10'11" x 6'2"

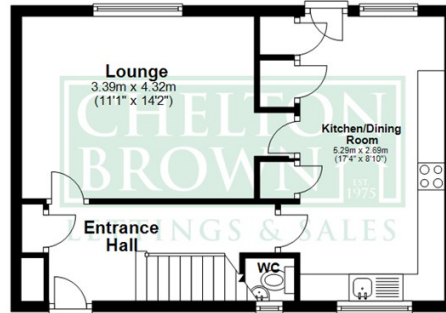


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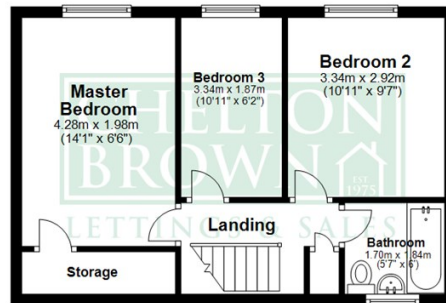
Price £185,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	65	
(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	

Ground Floor
Approx. 41.6 sq. metres (447.6 sq. feet)



First Floor
Approx. 36.6 sq. metres (394.4 sq. feet)



Total area: approx. 78.2 sq. metres (842.0 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.

