

for sale

£315,000



Afton Way Overstone Northampton NN6 0SF

Offered to the market is this well-presented three-bedroom semi-detached home located in the sought after area of Overstone. Benefiting from an open plan kitchen/dining room, three good sized bedrooms and off-road parking for two cars. Viewing is highly advised to fully appreciate.

Afton Way Overstone Northampton NN6 0SF

Entrance Hall

Door to the front elevation with a further door opening to the living room. Wall mounted radiator and stairs rising to the first floor landing.

Living Room

14' x 12' (4.27m x 3.66m)

UPVC double glazed window to the front elevation. Wall mounted radiator and connecting door to the inner hall area.

Inner Hallway

Door leads off to the downstairs cloakroom, Storage cupboard, tiled floor and open to the kitchen/dining room.

Cloakroom

Modern two piece white suite comprising low level flush w.c and wash hand basin with tiling to splash back area. Extractor fan and wall mounted radiator.

Kitchen / Dining Room

15' 6" x 9' 5" (4.72m x 2.87m)

Modern fitted kitchen with a range of wall and base level unit's.

Stainless steel one and a half bowl sink and drainer with mixer tap over, set into work surfaces with complimentary matching up stands. Integrated appliances comprise fridge/ freezer, washing machine, slim line dishwasher, double oven and four ring gas hobs with extractor hood over. Feature wall panelling, wall mounted radiator, tiled floor and UPVC double glazed window and French doors to the rear elevation.

First Floor Landing

Stairs rising from the inner hallway. Doors lead off to three bedrooms and the family bathroom. Wall mounted radiator and access to loft space.

Master Bedroom

9' 9" plus door recess x 9' 4" (2.97m plus door recess x 2.84m)

UPVC double glazed window to the front elevation. Wall mounted radiators, connecting door to the en-suite shower room and recessed space for a free standing wardrobe.

En-Suite Shower Room

Modern three-piece suite comprising shower cubicle, low level flush w.c, pedestal hand wash basin and complimentary tiled splash back areas. Chrome hated towel rail, extractor fan and UPVC opaque double glazed window to the front elevation.



Bedroom Two

10' 10" x 8' 4" (3.30m x 2.54m)

UPVC double glazed window to the rear elevation and wall mounted radiator.

Bedroom Three

11' 8" x 6' 7" to wardrobes (3.56m x 2.01m to wardrobes)

UPVC double glazed window to the rear elevation and wall mounted radiator.

Family Bathroom

Modern three-piece white suite comprising panelled bath with shower over and glazed shower screen, low level flush w.c, pedestal hand wash basin and complimentary tiling to splash back areas. Chrome heated towel rail and extractor fan.

Outside

Front Garden/ Driveway

Shrub and slate borders, and pathway leading to the front door.

Driveway set to the side of the property which provides off road parking for two cars and gated access to the rear garden.

Rear Garden

Mainly laid to lawn with retaining timber fencing, and paved patio area providing a great space for entertaining. Outside water tap, double electric power point and gated access to the side leading to the front of the house.

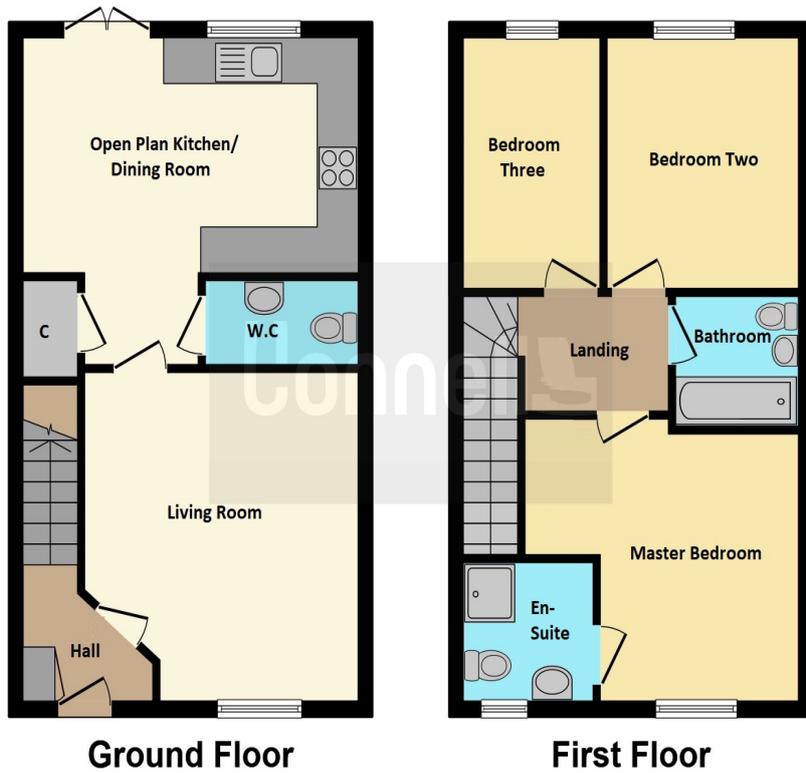
Agents Note

Our vendor has written agreement from Sage Housing Association to state that they would sell their share to create a 100% Freehold purchase on completion.

Sage Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 75% share and the remaining 25% share of the property from Sage Housing Association to enable the Freehold purchase on completion. The advertised price is for the 100% Freehold. Your conveyancer will advise with regard to the time scales involved and you should satisfy yourself in regard to lending ability.

Council Tax Band





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.focalagent.com

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Property Ref: KTP408185 - 0001

Tenure:Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 242.16

Ground Rent: Ask Agent

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This is a Leasehold property with details as follows; Term of Lease 990 years from 18 Dec 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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