



HOWKINS&
HARRISON

**49 Mill Meadow, Kingsthorpe,
Northampton, NN2 7BA**

Guide Price £180,000

Draft Particulars

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Northampton, NN2 7BA

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A modern two bedroom end of terrace house offered for sale as an ideal investment opportunity currently let on an assured shorthold tenancy with a rent passing of £700 a calendar month.

Location

Conveniently situated approximately two miles north of Northampton within a conservation area and close to the village green, church, Kingsthorpe Village Primary School and all day to day shopping facilities to include, Waitrose, Asda, opticians, library, banks and public houses. Access to the outer ring and in turn to major link roads are within a relatively short distance as well as rail links to London Euston which can be found at Castle Station.

Ground Floor

The property is approached through a Upvc door into the hall which leads into the kitchen and lounge. The kitchen is fitted with ample cupboards, a gas hob, electric oven and plumbing for both washing machine and dishwasher with the lounge having an understairs cupboard and French doors leading onto the rear garden.

First Floor

To the first floor there are two bedrooms and bathroom.

Outside

To the front there is allocated parking for two cars, a mainly lawned garden with gated access to the rear garden which is mainly lawned and enclosed by fencing.

Viewing

Strictly by prior appointment via the agents. 01604 823456.

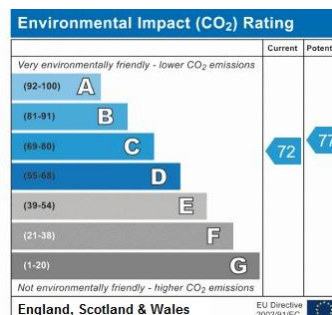
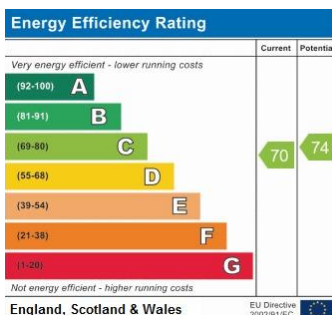
Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Floorplan to Follow



Local Authority

Northampton Borough Council – 01604 837837.

Council Tax

Band - B

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.