

KENMUIR AVENUE, NORTHAMPTON, NN2

£189,995

Spacious Two Bedroom Semi-Detached House - Kenmuir Avenue - NN2



Chelton Brown are pleased to offer this SPACIOUS, two bedroom, semi-detached family home. VIEWING IS HIGHLY RECOMMENDED.

Being well maintained throughout the property briefly comprises of; entrance hall, living room and kitchen/diner. To the first floor are two bedrooms, master with built-in wardrobe and family bathroom.

To the front is a driveway offering off road parking and to the back is the incredible rear garden which is immaculately kept by the current owners.

Further benefits include; double glazing throughout, gas central heating and being close to local amenities.

EPC Rating D

- Two Bedrooms
- Semi-Detached
- Incredible Rear Garden
- Driveway
- Kitchen/Diner
- Double Glazing Throughout
- Close To Local Amenities
- Gas Central Heating

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Kitchen/Diner 8'4" x 15'9"



Spacious kitchen/diner with a range of base units incorporating oven, sink with drainer and space for appliances. Three windows to rear aspect and door to rear garden.

Living Room 11'11" x 11'11"



Living room with window to front aspect and two storage cupboards.

Bedroom 1 11'11" x 11'9"



Large master bedroom with built in wardrobe and storage cupboard. Window to front aspect.

Bedroom 2 8'4" x 9'7"



Second bedroom with window to rear aspect.

Bathroom 5'5" x 5'10"



Family bathroom with white fitted suite comprising of; bath, basin and pedestal and low level flush WC. Window to rear aspect.



Rear Garden

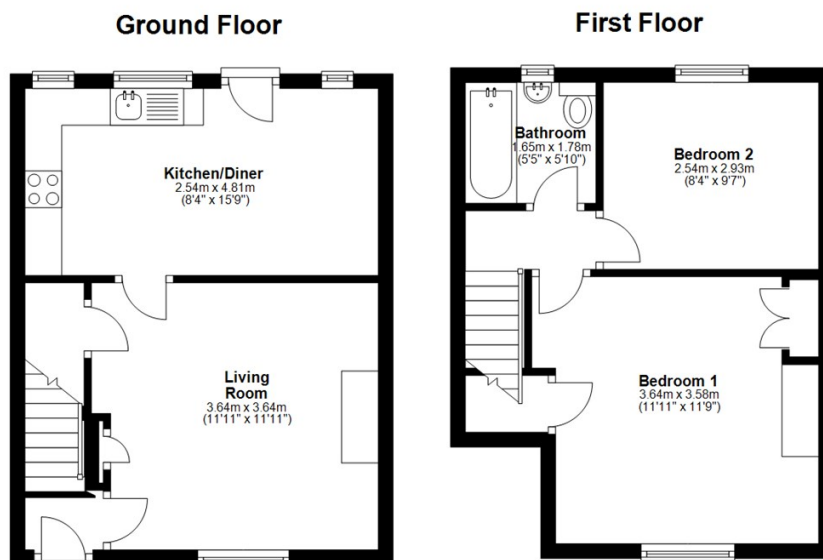


Incredible rear garden which is immaculately kept. Patio area leading to laid lawn with a pathway to the end with mature planting to either side. Outside tap, large shed and side access to the front of the property.

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Price £189,995

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	55	85
(81-91) B		
(69-80) C		
(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 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	48	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



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.

