

# Whites

ESTATE AGENTS

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## 30 Auctioneers Way, Northampton, NN1 1HF



**£660**

**\*\*STUDENTS ACADEMIC YEAR 25/26\*\* 4 LARGE DOUBLE BEDROOMS \*\* \*AMAZING LOCATION CLOSE TO THE UNI\* \*WIFI INCLUDED\***. The nearest location in Far Cotton to the Uni! 4 Bedroom student property within a short walk of the University's Waterside Campus. The property has kitchen living area with table and chairs and a range of units with a fridge/freezer, oven, hob and extractor. To the first floor there are 2 very generous double bedrooms, one with Juliette balcony. To the second floor there are another two large double bedrooms one with ensuite, with shower, wc and wash basin. Also to the second floor is the main bathroom including a shower over bath, WC and wash handbasin. From the hallway there is an additional WC with wash basin. Garage not included.

Inclusive of Gas, Electricity & Water capped to a maximum usage, WIFI included, Monthly cleaner for the communal areas included. Must be in full time education. NO SUMMER RENT - only pay for when you live there. To rent to a group of students on individual tenancies, with room prices ranging from £616 - £748 per month. For you and your friends to rent this whole house £400 is required, as a holding deposit. Tenancy deposit amount of £300 per room. Viewing NOW, register your interest now via email to [students@whitesnorthampton.co.uk](mailto:students@whitesnorthampton.co.uk) or CALL 01604 233600

## Front

Driveway offering ample parking leading to the garage and front door. There is also a variety of hedges.

## Front door

With two obscured ornate double glazed inserts into:

## Hallway

Double panel radiator, stairs to first floor, doors to downstairs WC, garage, kitchen/diner and under stairs storage cupboard.



## Lounge

4.473 x 3.159

Single panel radiator, double glazed patio doors onto balcony and double glazed window.



## Bedroom Three

4.475 x 2.208

Radiator and two double glazed windows to front.

## Kitchen/diner

I shape 14'8" x 16'4" at widest ( I shape 4.479 x 4.980 at widest )

Double panel radiator, single panel radiator, double glazed window to rear. There is a range of base and eye level units with intergrated stainless sink, oven and hob with extractor over. There is also tiled flooring to the kitchen area. Patio door with double glazed inserts.

## Downstairs WC

Single panel radiator, pedestal wash handbasin and WC.

## Landing

doors to two bedrooms, family bathroom and stairs to second floor.



## Family bathroom

Three piece suite including bath with shower over, pedestal wash basin and WC.

**Second floor landing**

14'8" at widest x 9'7" (4.471 at widest x 2.926)

Doors to two bedrooms.



**En-suite**

Radiator, three piece suite including shower, pedestal wash hand basin and WC.

**Bedroom Two**

14'8" at widest x 9'7" (4.471 at widest x 2.926)

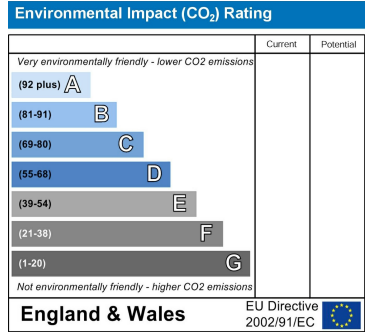
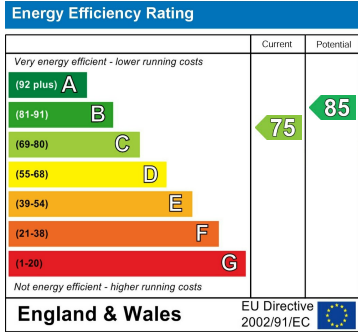
Double panel radiator and two double glazed windows.



**Garage**

4.854 x 2.665

Up and over door and wall mounted boiler.



**Bedroom One**

14'7" x 10'3" at widest (4.468 x 3.129 at widest)

Single panel radiator and two double glazed windows.

Wardrobes and door to en-suite.