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Clinton Road, Far Cotton
Northampton NN4 8LF

£195,000

This two bedroom home is located in Far Cotton just off Towcester Road providing easy access to the M1 and the town centre. There are a plethora of local amenities including major supermarkets, Delapre Abbey and an array of Retailers. The ground floor of the property comprises off a double reception with laminate flooring and feature fireplace leading through to the spacious (6.3 metres approximately) modern kitchen that benefits from a range cooker and a utility at the back of the property with an extra sink and space for appliances. To the first floor are the two double bedrooms and the family bathroom with three piece suite including a corner bath with shower overhead. To the rear of the property there is a garden with artificial grass and pebbled borders. Further benefits including double glazing where specified and gas central heating bringing together an ideal home or investment.

Enter Via
Storm porch with uPVC front door into:

Hallway
Radiator, laminate flooring, stairs to first floor and door into Lounge/Diner.

Lounge/Diner
21'11" x 10'2" (6.7 x 3.1)
Double glazed windows to front and rear, two radiators, laminate flooring and feature fireplace with cast iron surround. There is also a door into the kitchen.

Kitchen
20'8" x 7'2" (6.3 x 2.2)
Two double glazed window to side, tiled flooring, range of base and eye level units, integrated sink with drainer, range oven with extractor over. There is also understairs storage and tiling to heat and water sensitive areas. To the utility areas there is ample space for undercounter appliances and there is also a further sink.

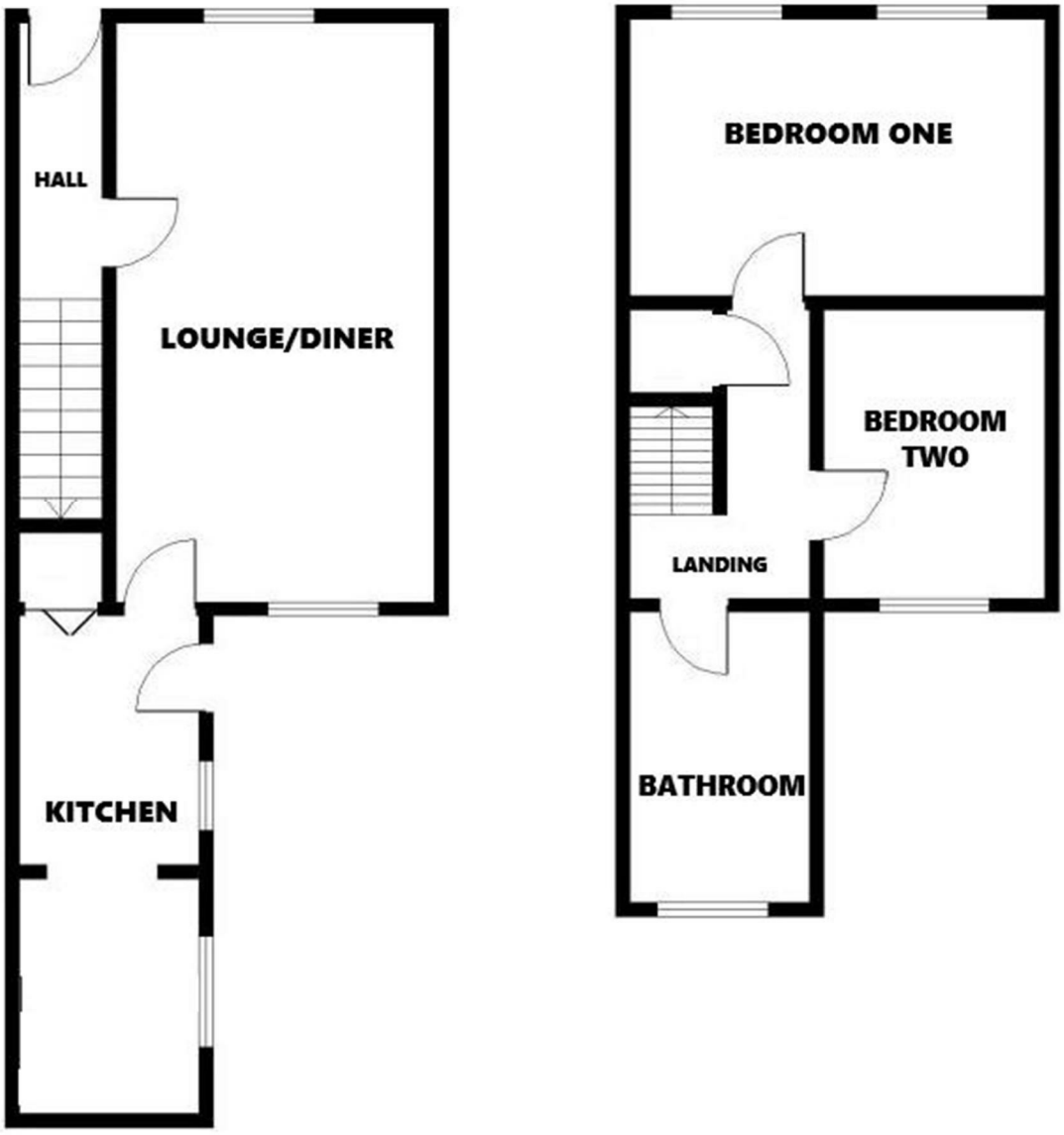
Landing
Storage cupboard, doors to two bedrooms and bathroom.

Bedroom One
14'2" x 10'4" (4.32m x 3.15m)
Two double glazed windows to front and radiator.

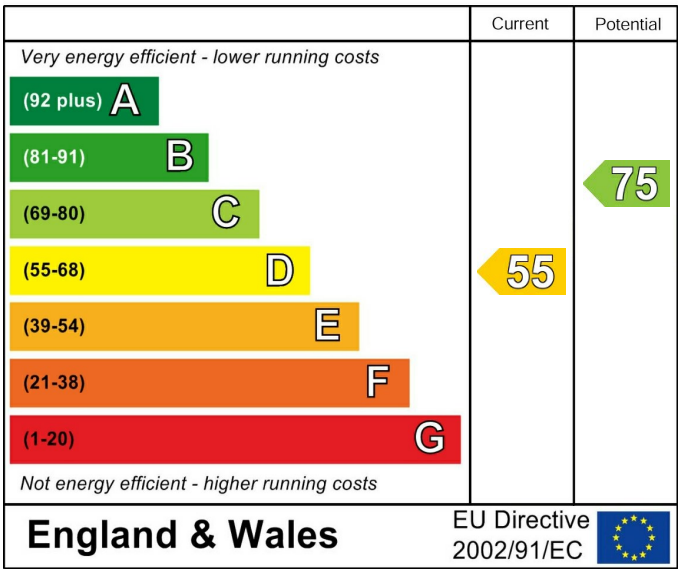
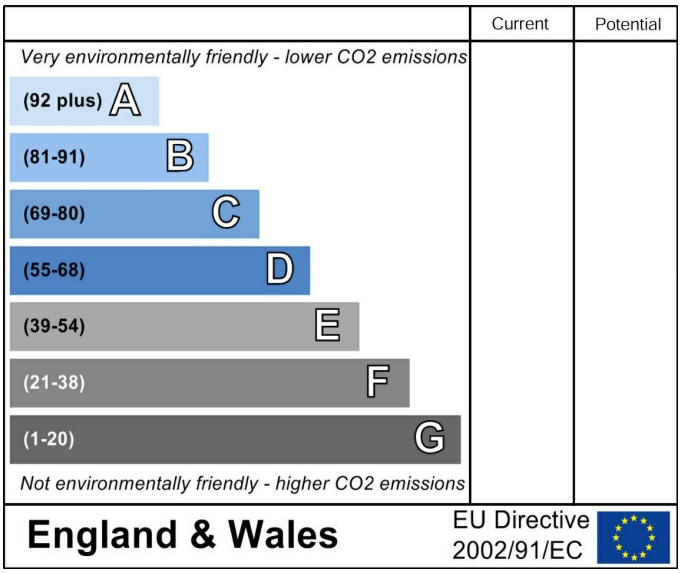
Bedroom Two
11'4" x 8'5" (3.46 x 2.59)
Double glazed window to rear and radiator.

Bathroom
Double glazed window to rear. There is a three piece white suite comprising of a low level WC, wash hand basin and corner bath with shower over. There is also tiling to water sensitive areas and a heated towel rail.

Rear Garden
Artificial lawn with planting borders and gate to communal path.


HALL
LOUNGE/DINER
KITCHEN
BEDROOM ONE
BEDROOM TWO
LANDING
BATHROOM

Energy Efficiency Rating



Environmental Impact (CO_2) Rating