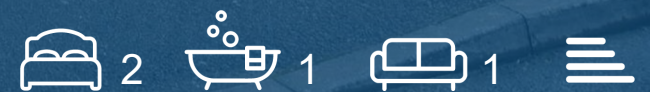




3 Rosedale Road, Northampton, NN2 7QE

£190,000









# 3 Rosedale Road

Northampton, NN2 7QE

Offered for sale with no upward chain is this spacious 2 bedroom end of terrace home in the popular Kingsthorpe area within Northampton. The property does require updating throughout however benefits include: spacious lounge, kitchen/dining room with access to the garden. 2 double bedrooms upstairs one of which has fitted wardrobes, wet room, gas central heating system and UPVC double glazing.

At the front there is an enclosed low maintenance garden offering off road parking for a small vehicle and gated access to the rear. The good sized rear garden is enclosed by fencing and is mainly laid to lawn.

You are a short walk from Kingsthorpe shopping front which has both a Waitrose, Asda and Aldi supermarket, selection of smaller shops, food takeaways, restaurants, public houses and barbers to name a few. You have the Ofsted good Green Oaks Primary and Kingsthorpe college secondary both within walking distance and subject to availability, with others to chose from nearby too. Kingsthorpe has good links to the town centre, Northampton train station, Sixfields retail and shopping facilities, whilst also offering good transport links to the M1, A43 and A45.

VIEWING IS HIGHLY RECOMMENDED SO CONTACT US TODAY TO ORGANISE YOUR VIEWING!! 01933 22 44 44!!

£190,000



## Entrance Hall

**Lounge** 14'9" x 10'9" maximum (4.50 x 3.28 maximum)

## Kitchen/Dining Room

14'4" x 11'4" maximum (4.37 x 3.45 maximum)

## Landing

## Bedroom 1

15'0" x 10'2" maximum (4.57 x 3.10 maximum)

## Bedroom 2

10'1" x 8'3" (3.07 x 2.51)

## Wet Room





**Directions**

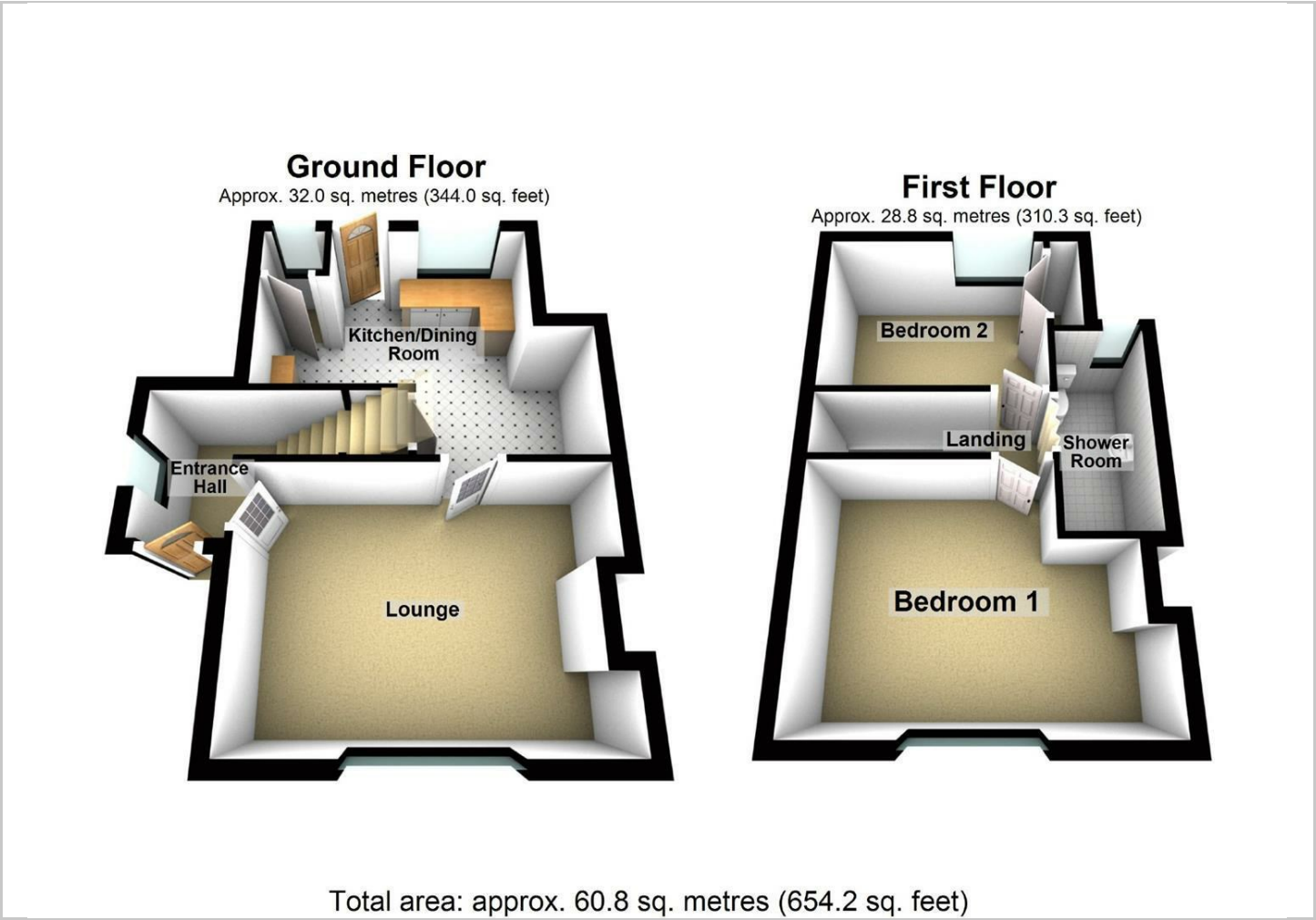








Floor Plans

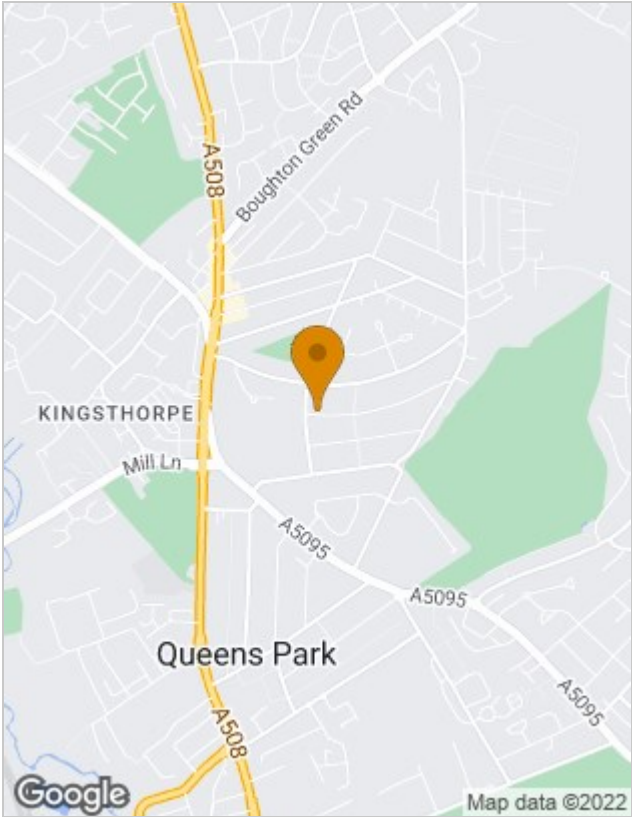


Viewing

Please contact our Wellingborough Office on 01933 224444 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC