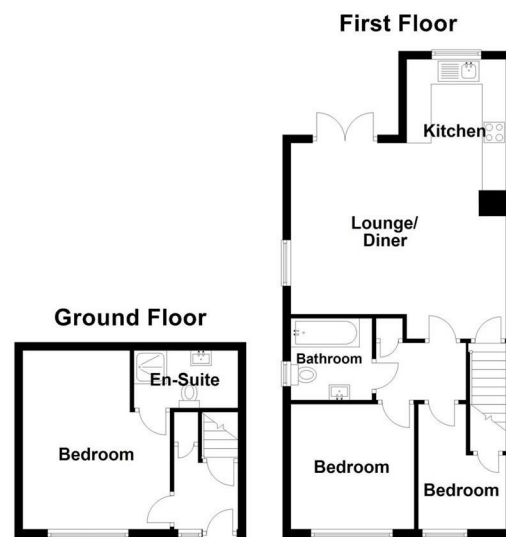


### HOW TO GET THERE

From Northampton town centre take the Kettering Road passing East Park Parade and the Racecourse. At the traffic light intersection turn left into Kingsley Road and proceed over the next set of traffic lights. At the mini roundabout turn right into Fairway and continue along this road into Hazledean Road and turn right onto Rennishaw Way. Then right onto Bankside where the property can be found on the left.

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Not to scale. For illustrative purposes only

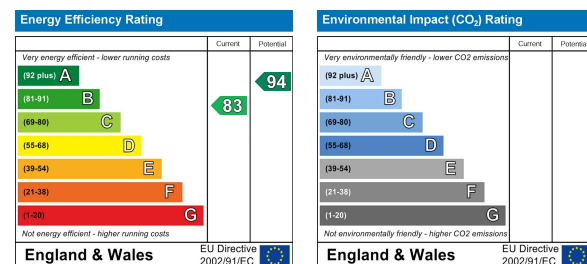


## 1A Bankside, Northampton, NN2 7NG

### Asking Price £250,000 Freehold

Built in 2018, this modern and beautifully presented three-bedroom end-of-terrace family home offers contemporary living and the convenience of off-street parking for two vehicles. Additional highlights include an en-suite to the main bedroom and a private, enclosed rear garden. Upon entering the home, you are welcomed by an entrance hall with built-in storage, stairs rising to the first floor, and access to a ground-floor bedroom featuring an en-suite shower room. The first floor boasts a spacious open-plan living area with a stylish fitted kitchen, complete with wall and base units, an integrated fridge/freezer, plumbing for a washing machine, an electric hob, and a built-in electric oven. The lounge area enjoys natural light from French doors that open out to the rear garden. An inner hallway provides access to two further rooms, currently used as a separate lounge and a home office, offering flexible living arrangements. A contemporary family bathroom completes the first-floor layout. Externally, the property benefits from a small front garden with gated side access to the rear. The rear garden is fully enclosed, ideal for relaxation or entertaining, and the driveway provides off-road parking for two cars.

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# 1A Bankside, Northampton, NN2 7NG

## ACCOMMODATION

### GROUND FLOOR

#### HALL

#### BEDROOM ONE

14'0 x 11'7



#### EN SUITE

8'11 x 4'6



### FIRST FLOOR

#### OPEN PLAN LIVING DINING AND KITCHEN AREA

17'2 x 13'6 + 8'7 x 7'1



#### LOUNGE/DINER



#### KITCHEN



### INNER HALL

#### BEDROOM TWO

10'0 x 9'11



#### BEDROOM THREE

9'11 x 6'10



#### FAMILY BATHROOM

6'5 x 6'4



#### REAR GARDEN



#### SERVICES

Mains gas, water and electric are supplied. Heating via radiators

#### COUNCIL TAX

West Northamptonshire Council - Band C

#### LOCAL AMENITIES

At St Matthew's Parade and Kingsthorpe there are various shopping facilities including Post Office, Chemist, Off Licence and a Bakery. There is a Morrisons and a Waitrose Supermarket approximately a mile away. Additional facilities are available in Northampton town centre. Northampton Castle Railway Station offers main line services to London Euston and Birmingham New Street.

For further information on viewing call 01604 230222