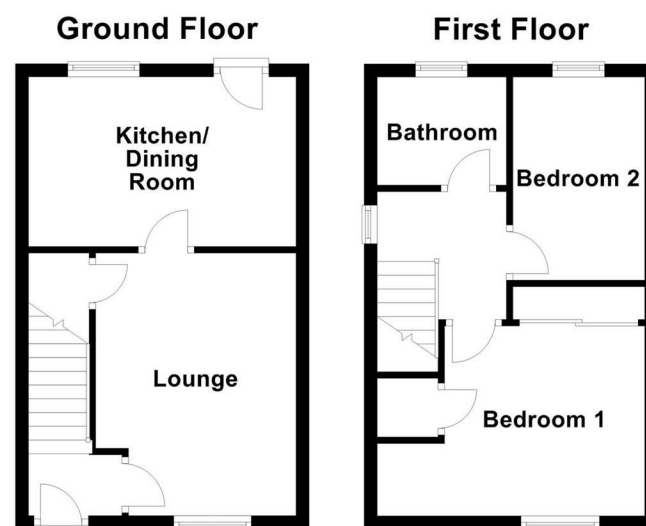




23 Granary Road, East Hunsbury, Northampton, NN4 0XB



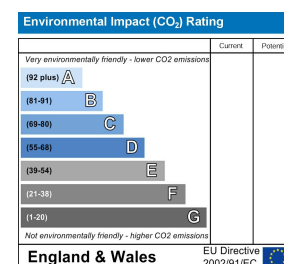
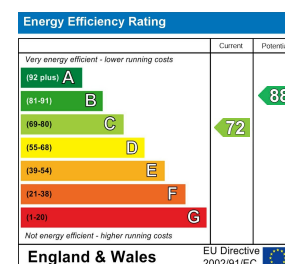
Not to scale. For illustrative purposes only



Asking Price £249,950 Freehold

A very well presented modern two bed roomed semi detached property with a garage situated on a quiet road in the popular residential area of East Hunsbury. The accommodation comprises entrance hall, lounge, kitchen/diner and to the first floor there are two bedrooms with a family bathroom. Outside there is a front garden and tarmac driveway giving off road parking and leading to the single garage. The rear garden is laid to patio and enjoys a sunny aspect and the property has had an up to date rental valuation of £1,300 per calendar month making this property an ideal turn key rental investment.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Enter via a UPVC double glazed front door, radiator, stairs to the first floor and door to:-

LOUNGE

14'1 x 9'2

UPVC double glazed window to the front, radiator and under stairs storage cupboard.



KITCHEN/DINER

12'6 x 9'0

Fitted with a range of base and eye level units, roll top work surfaces, tiled splashbacks, stainless steel sink and drainer, built in oven, hob, extractor, plumbing for washing machine, space for fridge/freezer, space for table, radiator, gas wall mounted combination boiler and UPVC double glazed door to the rear.



DINING AREA



FIRST FLOOR

LANDING

Storage cupboard and doors to:-

BEDROOM ONE

10'7 x 10'4

UPVC double glazed window to the front, radiator and built in double wardrobe.



BEDROOM TWO

12'4 x 6'0

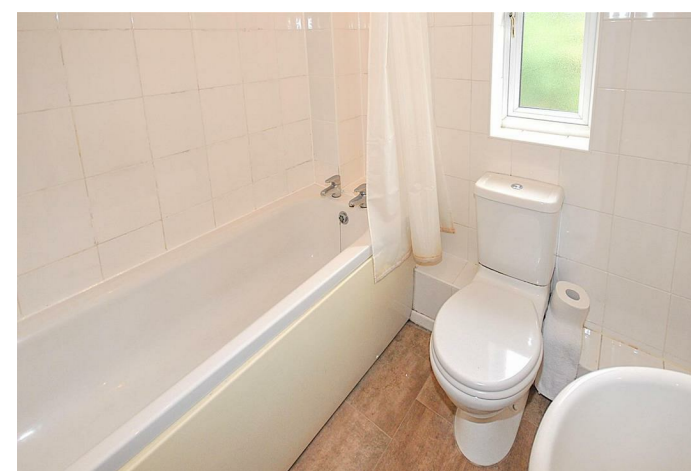
UPVC double glazed window to the rear and radiator.



BATHROOM

6'3 x 6'1

Suite comprising WC, wash hand basin, panelled bath with Mira shower, curtain and rail. The bathroom is fully tiled with a radiator and UPVC double glazed window with obscure glass to the rear.



OUTSIDE

FRONT GARDEN

Mainly laid to slate chippings with path to front door, tarmac driveway to side giving off road parking and leading to the single garage.

SINGLE GARAGE

Metal up and over door with power and lighting. Access door to the rear garden.

REAR GARDEN

The rear garden is mainly laid to patio, enclosed by wood panel fencing and faces in a southerly direction and enjoys and sunny aspect.



SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band B

LOCAL AMENITIES

Within East Hunsbury there is a Mini Market, hairdressers and Newsagents and the Tesco Superstore and Danes Camp Leisure Centre are situated adjacent to the Mereway junction with Towcester Road. There is a Junior School in East Hunsbury and Upper Schooling at The Caroline Chisholm School. The M1 Motorway junction 15 is approximately one mile distant and the Collingtree Park Golf Course and Virgin Leisure Complex are nearby.

HOW TO GET THERE

From Northampton town centre proceed in a southerly direction along the A508 passing through Delapre and up to the Mereway junction with the A45. Take the fifth turning onto Mereway heading past the Mereway fire station and take the left hand turning into Penvale Road. Proceed to the end of the road and take a left onto Rowtree Road and at the next roundabout turn left onto Butts Road and upon approaching the next roundabout turn left onto Granary Road and follow this road around where the property can be found on the left hand side.

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For further information on viewing call 01604 230222