

SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a combination gas fired boiler which also provides the domestic hot water.

There are TV and telephone connections, continuation of which are subject to the usual supplier regulations. (None of these services has been tested).

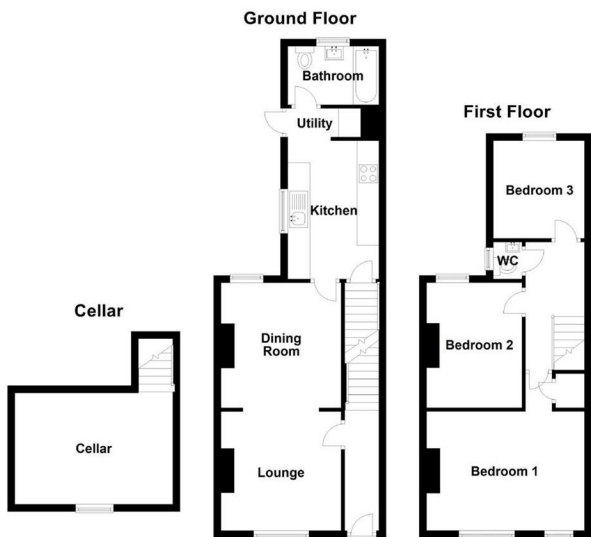
LOCAL AMENITIES

The property stands close to Northampton town centre within walking distance of the shops, restaurants, cafes and public houses. Northampton bus station and Northampton Castle Railway Station with main line services to London Euston and Birmingham New Street are also within walking distance.

HOW TO GET THERE

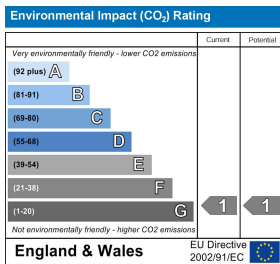
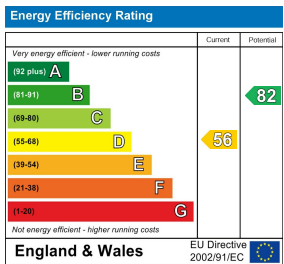
From Northampton town centre proceed in a easterly direction along St Peters Way taking the right lane onto St Andrews Road and proceeding in a northerly direction then turning right onto Cambridge Street where the property can be found on the left hand side.

DOIWM23052022/9346



Not to scale. For illustrative purposes only

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66 Cambridge Street, Semilong, Northampton, Northamptonshire, NN2 6DW



Asking Price £235,000 Freehold

A very attractive and completely refurbished three bedroomed end of terrace property situated in the popular location of Semilong which has been refurbished to a fantastic standard by the present owner. The accommodation comprises three bedrooms and a W.C. to the first floor and a lounge/diner, kitchen, utility area and bathroom to the rear on the ground floor. There is a cellar that has been fully tanked and carpeted and outside there is courtyard garden with a paved patio area. The property is offered with vacant possession and would be an ideal first home or rental investment.

22 Bridge Street, Northampton, NN1 1NW
T: 01604 230222 F: 01604 232627
www.richardgreener.co.uk

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ACCOMODATION

GROUND FLOOR

ENTRANCE HALL

Entered by a part glazed PVCu front door, the hall has wood effect flooring and the stairs rising to the first floor. Door to:-

LOUNGE

10'9" x 10'8"

With a window overlooking the front elevation, feature fireplace with marble hearth and wood mantle, panel radiator, a range of sockets with TV and Virgin connections available. Opening leading to:-



DINING AREA

10'9" x 11'3"

With a window overlooking the rear elevation, carpeting throughout, panel radiator and two storage cupboards.



KITCHEN

8'2" x 12'5"

With wood effect laminate floor, window overlooking side elevation, ceiling spotlights, range of base and eye level units (one of which houses the recently replaced Ideal Combination Boiler) laminate worktops and upstands, integrated Beko dishwasher and fridge freezer, Beko stainless steel oven, Beko induction hob under stainless steel extractor fan, with opening to:-



UTILITY AREA

5'9" x 2'7"

With space and plumbing available for a washing machine and tumble dryer. Door leading to:-

BATHROOM

7'9" x 5'3"

With a wood effect laminate floor, window overlooking rear elevation, Xpelair extractor fan, WC, wash hand basin with waterfall mixer tap over and draw unit below, panel bath with waterfall mixer tap and shower over; shower screen and aquaboard splashbacks, shaver point and chrome towel radiator.



CELLAR

13'6" x 10'0"

Cellar has been tanked and carpeted throughout, there is a panel radiator a range of sockets and television point

FIRST FLOOR

LANDING

With doors leading to:-

BEDROOM ONE

14'2" x 10'8"

With two windows overlooking the front elevation, carpeting throughout, panel radiator, sockets, television point, integral wardrobe, original cast iron feature fireplace and space for a double bed

BEDROOM TWO

11'2" x 8'7"

With a window overlooking rear elevation, carpeting throughout, panel radiator, sockets and television point and space for a double bed.



BEDROOM THREE

8'5" x 8'3"

With a window overlooking rear elevation, carpeting throughout, panel radiator and sockets and space for a single bed.



WC

3'4" x 2'8"

With a window overlooking the side elevation, wood effect laminate floor, WC and hand wash basin with backsplash

OUTSIDE

REAR GARDEN

There is an enclosed courtyard garden with panel fencing and artificial grass lawn laid

For further information on viewing call 01604 230222