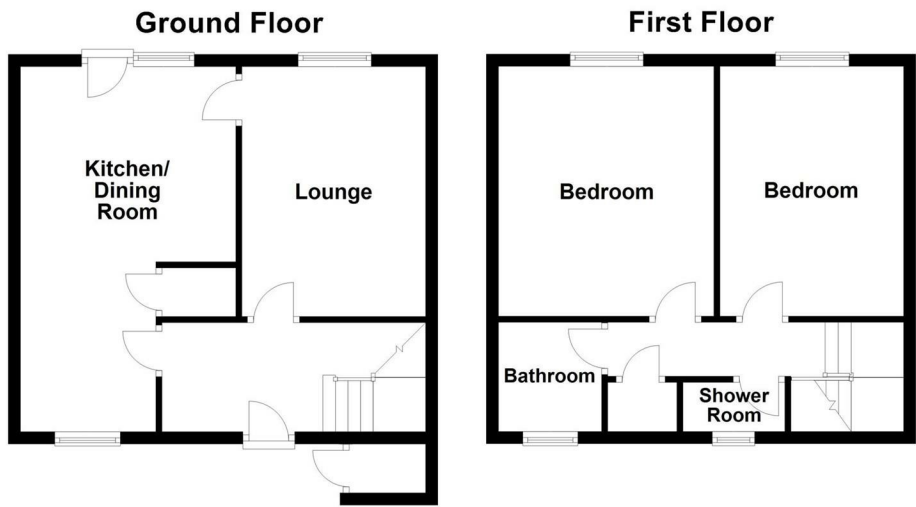




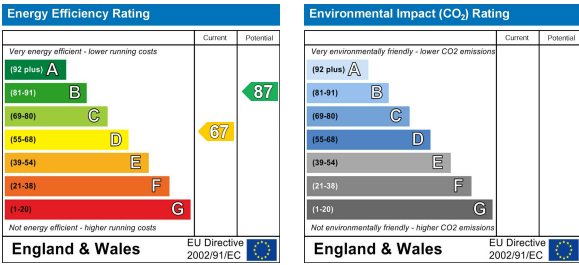
**SERVICES**  
Mains drainage, gas, electricity and water are connected. (These have not been tested)

**COUNCIL TAX**  
West Northamptonshire Council - Band A



Not to scale. For illustrative purposes only

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



# 11 Celeborn Place, Northampton, NN3 8SA



## Asking Price £199,950 Freehold

A well presented two double bedroom terrace house situated in a cul-de-sac location. The property accommodation is over two floors and the property features a re-fitted kitchen, updated bathroom and replacement windows and doors. The accommodation comprises; entrance hall, sitting room, kitchen/dining room with built-in oven and hob, two bedrooms, a shower room and a family bathroom. Outside is an enclosed front and rear gardens and there is off parking in the cul-de-sac but not allocated so is on a first come first serve basis.



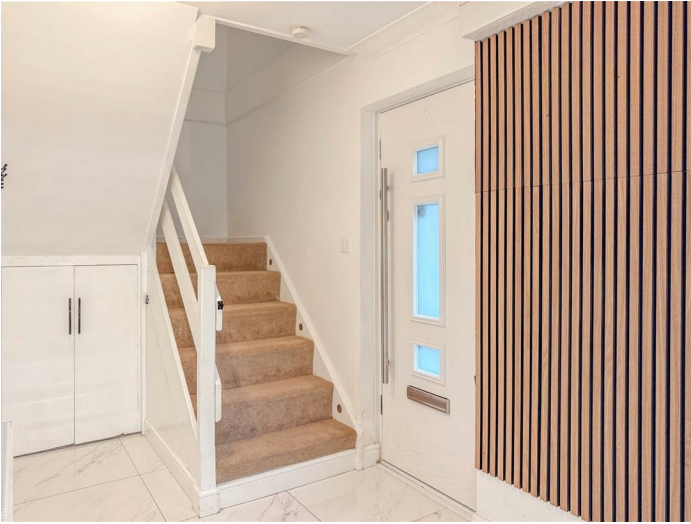
# 11 Celeborn Place, Northampton, NN3 8SA

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Enter via double glazed front door to entrance hall. Staircase ascending to first floor with door to cupboard under. Tiled floor. Radiator. Doors to sitting room and kitchen/dining room.



#### SITTING ROOM

13'6 x 9'11

Full height double glazed window to rear aspect. Dado rail. Radiator. Door to kitchen.



#### KITCHEN/DINING ROOM

19'7 x 11'8 max

A re-fitted kitchen with a range of matching base and eye level units comprising; single drainer sink unit with mixer tap and cupboard under. Built-in electric hob with extractor fan over and electric double oven with 'hide and slide' door. Marble effect work surfaces and matching splash back areas. Plumbing for washing machine and dishwasher. Space for tumble dryer. Tiled floor. Radiator. Sunken spotlights. Double glazed door to rear garden with full height double glazed window to rear aspect and double glazed window to front aspect. Door to built-in cupboard.



#### DINING AREA



### FIRST FLOOR

#### LANDING

Access to part boarded loft space. Door to cupboard housing gas boiler. Doors to:-

#### BEDROOM ONE

13'5 x 11'8

Double glazed window to rear aspect with radiator under. Mirror fronted sliding door triple wardrobe.



#### BEDROOM TWO

13'5 x 11'8

Double glazed window to rear aspect with radiator under



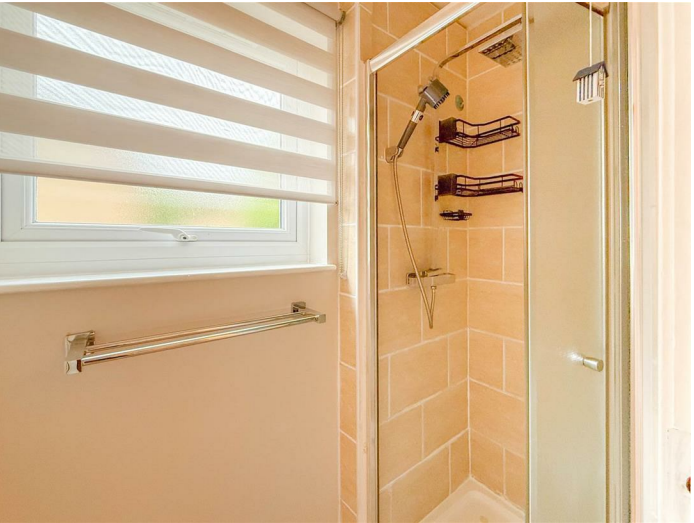
#### BATHROOM

Three piece white suite comprising; panelled bath with mixer tap and shower attachment. Wash hand basin and low flush wc. Tiled walls. Frosted double glazed window to front aspect.



#### SHOWER ROOM

Shower cubicle. Tiled splash back areas. Frosted double glazed window to front aspect.



### OUTSIDE

#### REAR GARDEN

Paved patio area with brick retaining wall and step down to artificial grass. Enclosed by fencing.

For further information on viewing call 01604 230222