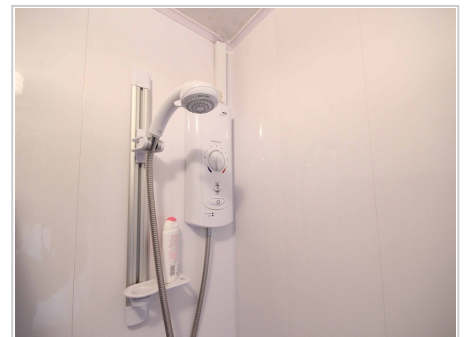


94 Yelvertoft Road
Northampton
Northamptonshire.
NN2 7TG

£795 Monthly *



- AVAILABLE EARLY DECEMBER
- TWO BEDROOMS
- SEMI DETACHED BUNGALOW
- RE-FITTED KITCHEN
- RE-FITTED BATHROOM
- GOOD INTERNAL ORDER
- SOUGHT AFTER LOCATION
- DOUBLE GLAZED WINDOWS
- VIEWING ESSENTIAL

Ref: PRA11311

Viewing Instructions: Strictly By Appointment Only

General Description

**** TWO BEDROOM SEMI DETACHED BUNGALOW **** We are pleased to offer to let this superb two bedroom semi detached bungalow located in Kingsthorpe. The property benefits from refitted kitchen and bathroom, double glazed windows and is offered in good internal order.

Accommodation

Entrance Hall

Enter via PVCu door to the side aspect. Doors leading to lounge, kitchen, shower room and bedrooms. Loft access.



Lounge (12' 8" x 9' 11") or (3.86m x 3.02m)

Double glazed bay window to the front aspect. Coving to ceiling.



Kitchen (8' 3" x 8' 0") or (2.51m x 2.44m)

Double glazed window to rear aspect, Obscure double glazed door to side aspect opening on to rear garden, refitted kitchen fitted with a range of eye and base level units with roll top work surfaces over, integrated electric oven and electric hobs with extractor hood fan over, stainless steel sink and drainer with mono block mixer taps over, plumbing for automatic washing machine, space for under counter fridge, fully tiled walls.

Bedroom 1 (12' 8" x 6' 10") or (3.86m x 2.09m)

Double glazed window to the rear aspect. Coving to ceiling. Storage cupboard.

Bedroom 2 (9' 1" x 7' 7") or (2.77m x 2.31m)

Double glazed window to the front aspect. Coving to ceiling.



Bathroom

Obscure double glazed window to rear aspect, refitted with a white suite comprising low flush wc, sink on pedestal, panelled bath with electric shower and shower screen over, radiator.

Outside



Rear Garden

Mainly paved rear garden with timber fence surround. Water tap. Access to outbuilding.

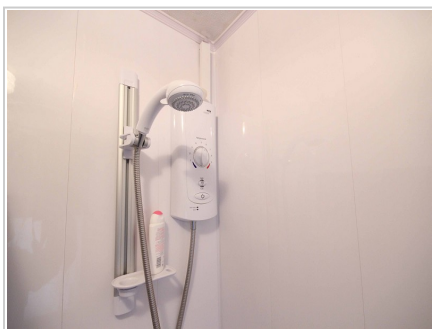
Services

Mains electricity, mains water, mains drainage

EPC Rating:44

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.