

Whites

ESTATE AGENTS

339 Wellingborough Road
Northampton NN1 4ER

Telephone: 01604 233600

Facsimilie: 01604 233445

www.whitesestateagents.co.uk



71 Shelley Street Poets Corner NN2 7HZ



PRICE: £129,995 Freehold

Within close proximity to the ever popular Kettering Road with all its shops, supermarkets, bars, restaurants and take-aways and also the traditional landmark of The Racecourse. The property itself is in good decorative order with neutral colours throughout as well as traditional features and a sunroom to the garden. The kitchen is modern with a utility room and downstairs WC. With two well proportioned bedrooms and fabulous bathroom with contemporary three piece white suite, this is a great house with a generous well maintained garden. Also benefits from double glazing (where stated) & gas central heating.

All statements written in these particulars as to this property are made without responsibility on the part of Whites and do not constitute any part of an offer or contract. Purchasers should not rely on them as statements of fact. Measurements are for guidance only and equipment described has not been tested.

ACCOMMODATION DETAILS.

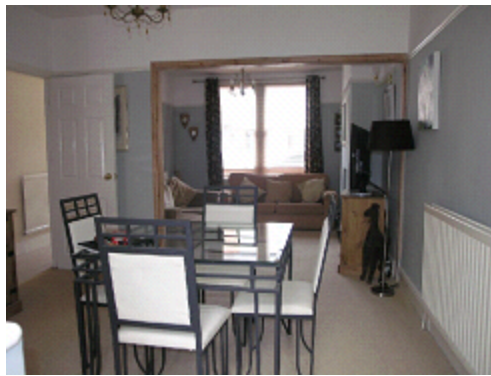
GROUND FLOOR

ENTER VIA: Ornate front door into:

HALLWAY: Single panel radiator, base of stairs, doors to:

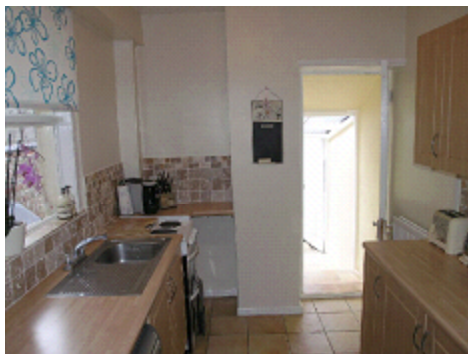
LOUNGE/

DINING ROOM: 22'x10'1" (6.71m x 3.07m). Sash window to front aspect, feature insert with open chimney, double panel radiator, picture rail, archway into dining room which widens to 11'1" (3.38m) and comprises picture rail, door to kitchen, door to:



SUN ROOM: 8'1x6' (2.46m x 1.83m). Stripped floorboards, feature brick wall, door to rear garden.

KITCHEN: 11'1x8' (3.38m x 2.44m). A range of base and eye level pine effect units, single stainless steel sink with matching drainer set into pine effect work surfaces, plumbing for a dishwasher, space for a cooker, tiled to water sensitive areas, space for a fridge/freezer, window to sun room, doors to utility, WC and cellar.



UTILITY ROOM: Plumbing for a washing machine, space for a tumble dryer, door to rear garden.

All statements written in these particulars as to this property are made without responsibility on the part of Whites and do not constitute any part of an offer or contract. Purchasers should not rely on them as statements of fact. Measurements are for guidance only and equipment described has not been tested.

FIRST FLOOR

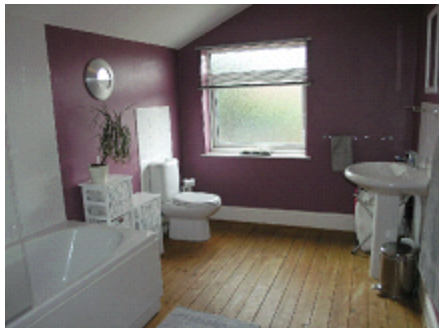
LANDING: Single panel radiator, loft access, doors to:

BEDROOM 1: 14'1x11'1 (4.29m x 3.38m). Sash window to front aspect, stripped floorboards, double panel radiator, storage cupboard.



BEDROOM 2: 11'1x7'1 (3.38m x 2.16m). Double glazed window to rear, stripped floorboards, feature fireplace, double panel radiator.

BATHROOM: Three piece white suite comprising low level WC, pedestal mounted wash basin, panelled bath with shower over, obscured glazed window to rear, double panel radiator, stripped floorboards.



OUTSIDE



REAR GARDEN: Mainly laid to lawn, with patio area, pathway which leads raised area with shed and barbeque.



VIEWING ARRANGEMENTS: By appointment with Whites Estate Agents.

All statements written in these particulars as to this property are made without responsibility on the part of Whites and do not constitute any part of an offer or contract. Purchasers should not rely on them as statements of fact. Measurements are for guidance only and equipment described has not been tested.

EPC:

Energy Efficiency Rating			Environmental(CO2) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		68	(55-68) D		63
(39-54) E	41		(39-54) E		
(21-38) F			(21-38) F	35	
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		
England & Wales Directive 2002/91/EC 			England & Wales Directive 2002/91/EC 		

FLORRPLAN:



All statements written in these particulars as to this property are made without responsibility on the part of Whites and do not constitute any part of an offer or contract. Purchasers should not rely on them as statements of fact. Measurements are for guidance only and equipment described has not been tested.