



2B BROOKLAND ROAD NORTHAMPTON, NN1 4SL

£260,000
FREEHOLD

Stonhills are pleased to offer this well presented three double bedroom semi detached home situated on Brookland Road, Northampton. The accommodation comprises hall, WC, lounge, kitchen/dining room, three double bedrooms and a family bathroom. Outside there is an enclosed rear garden, off road parking and a single garage. Conveniently located close to local amenities, schools, Northampton train station and with excellent access to the A45 and M1 motorway. Viewing advised.

stonhills
LAND & ESTATE AGENTS

2B BROOKLAND ROAD

• SEMI DETACHED • SINGLE
GARAGE • OFF ROAD PARKING • THREE
BEDROOMS • REAR GARDEN • IN NEED
OF SOME
MODERNISATION • BATHROOM • KITCHEN/L
ROOM • CLOSE TO LOCAL AMENITIES



A well presented three double bedroom semi detached family home situated on the popular Brookland Road in Northampton, offering good access to local amenities, schools, Northampton town centre, the train station and major road links including the A45 and M1 motorway.

The accommodation comprises an entrance hall, cloakroom/WC, spacious lounge and a modern kitchen/dining room providing an excellent space for both everyday living and entertaining. To the first floor are three generous double bedrooms and a family bathroom.

Outside, the property benefits from an enclosed rear garden which provides a private space for outdoor dining and relaxation. To the front there is off road parking leading to a single garage.

Brookland Road is conveniently located close to a range of shops, schools and leisure facilities, while Northampton train station offers direct services to London Euston and Birmingham. The nearby A45 and M1 provide excellent commuter links.

An ideal family home or first time purchase and viewing is highly recommended.

2B BROOKLAND ROAD



Approx Gross Internal Area
92 sq m / 995 sq ft



Ground Floor
Approx 45 sq m / 485 sq ft

First Floor
Approx 47 sq m / 510 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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