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# Dell Crescent, Overstone Lodge, NN3 8SG

£230,000 End of Terrace











**Department: Sales** 

Tenure: Freehold



















## **Property Summary**

A well presented end of terrace property situated within the Overstone Lodge area of Northampton.

### **Features & Utilities**

- ✓ Well Presented End of Terrace Property
- ✓ Cloak/Utility Room
- ✓ Modern Kitchen with Built in Appliances
- ✓ Extended Bathroom
- ✓ Three Double Bedrooms
- ✓ No Chain







## **Property Overview**

A well presented end of terrace property situated within the Overstone Lodge area of Northampton. Accommodation comprises of entrance hall, cloaks/utility room, lounge, dining room, fitted kitchen, three bedrooms and bathroom. Outside there is communal parking. EPC Rating: TBC. Council Tax Band: A.

#### **ENTRANCE HALL**

Double glazed door to front elevation. Radiator. Tiled floor. Doglegged stairs to first floor landing. Door to lounge and kitchen.

#### **CLOAK/UTILITY ROOM**

Obscure double glazed window to front elevation. Radiator. WC. Wash hand basin. Plumbing for washing machine and space for tumble dryer. Fitted storage cupboards housing hot water and central heating boiler. Understairs storage cupboard. Tiled floor.

#### KITCHEN 3.05m x 2.91m (10' x 9'6")

Double glazed window to rear elevation. Obscure double glazed door leading to garden. Radiator. Fitted wall mounted and base units with work surface over. Stainless steel sink with mixer tap. Built in slimline Bosch dishwasher. Bosch induction hob with extractor hood over. Gas cooker point. Built in Hoover eye level oven. Bosch microwave. Space for fridge freezer. Tiled floor and doorway into dining room.

#### DINING ROOM 2.55m x 3.40m (8'4" x 11'2")

Double glazed window to rear elevation. Radiator.

#### LOUNGE 3.78m x 3.40m (12'5" x 11'2")

uPVC window to front elevation. Radiator. Feature fireplace. Wood flooring.

#### FIRST FLOOR LANDING

Loft hatch. Storage cupboards. Doors to bedrooms and bathroom.

BEDROOM ONE 3.48m x 3.51m (11'5" x 11'6")







Double glazed window to rear elevation. Radiator.

#### BEDROOM TWO 3.03m x 3.51m (9'11" x 11'6")

Double glazed window to front elevation. Radiator.

#### BEDROOM THREE 2.19m x 3.05m (7'2" x 10')

Double glazed window to rear elevation. Radiator.

#### BATHROOM 2.93m x 1.32m (9'7" x 4'4")

Obscure double glazed window to front elevation. Wash hand basin. WC. Bath with mixer tap and shower over. Heated towel rail. Fully tiled walls and floor. Extractor fan. Shaver point.

#### **OUTSIDE**

#### FRONT GARDEN

Separated gravelled area enclosed by hedgerow and additional gravelled area enclosed by fence with gated access.

#### **REAR GARDEN**

Part enclosed with fencing with side gated access. Covered seating area. Paved for low maintenance. Insulated storage shed. Outside tap.

#### **COMMUNAL PARKING**

#### MATERIAL INFORMATION

Type - End Of Terrace

Age/Era - Ask Agent

Tenure - Freehold

Ground Rent - Ask Agent

Service Charge - Ask Agent

Council Tax - Band A

EPC Rating - Ask Agent







Electricity Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Broadband Supply - Ask Agent

Mobile Coverage - Depends on provider

Heating - Gas Central Heating

Parking - Parking, Communal

EV Charging - Ask Agent

Accessibility - Ask Agent

Coastal Erosion Risk - Ask Agent

Flood Risks - Has not flooded in the last 5 years, No flood defences

Mining Risks - Ask Agent

Restrictions - Ask Agent

Obligations - No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

Rights and Easements - Ask Agent

#### **AGENTS NOTES**

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.







## Floorplan

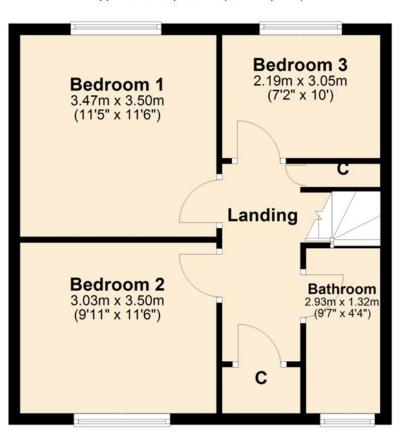
### **Ground Floor**

Approx. 41.1 sq. metres (442.5 sq. feet)



### **First Floor**

Approx. 43.0 sq. metres (463.2 sq. feet)



Total area: approx. 84.1 sq. metres (905.8 sq. feet)









# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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