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# Dryleys Court, Goldings, NN3 8XY

£150,000 Terraced

3 1 1



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Department: Sales

Tenure: Freehold



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## Property Summary

Offered for sale with no onward chain is this three bedroom mid terraced house within the Goldings area of Northampton.

## Features & Utilities

- ✓ No Chain
- ✓ Three Bedrooms
- ✓ Downstairs WC
- ✓ Open Plan Kitchen/Diner
- ✓ Gas Radiator Heating
- ✓ Enclosed Garden

# Property Overview

Offered for sale with no onward chain is this three bedroom mid terraced house within the Goldings area of Northampton. The property comprises entrance hall, lounge, open plan kitchen/diner and downstairs WC. To the first floor are three bedrooms and a bathroom. To the front is an enclosed garden. EPC Rating: TBC. Council Tax Band: A

## HALL

Double glazed entrance door. Staircase rising to first floor landing with cupboard below. Doors to:

## WC/UTILITY

Double glazed obscure window to rear elevation. Part tiled walls. Suite comprising WC and wash hand basin. Wall mounted combination boiler.

## LOUNGE 2.95m x 3.97m (9'8" x 13'0")

Double glazed window to front elevation. Radiator.

## KITCHEN/DINING ROOM 4.37m x 6.00m (14'4" x 19'8")

L Shaped. Double glazed windows to front and rear elevations. Door to front elevation. Wall and base units. Work surfaces over. Stainless steel sink with mixer tap. Plumbing for washing machine. Electric cooker point. Space for fridge/freezer. Radiator.

## FIRST FLOOR LANDING

Double glazed window to rear elevation. Access to loft space.

## BEDROOM ONE 2.92m x 3.84m (9'7" x 12'7")

Double glazed window to front elevation. Radiator. Built in wardrobe and shelved cupboard.

## BEDROOM TWO 2.94m x 3.04m (9'8" x 9'12")

Double glazed window to front elevation. Radiator.

## BEDROOM THREE 2.85m x 3.24m (9'4" x 10'8")

Double glazed window to rear elevation. Radiator.

## **BATHROOM**

Obscure double glazed window to rear elevation. Radiator. Suite comprising bath with mixer tap and electric shower, wash hand basin and low level WC. Part tiled walls.

## **OUTSIDE**

### **FRONT GARDEN**

Enclosed with fencing and gated access. Paved patio area. Lawned.

### **REAR GARDEN**

Enclosed garden with gated access. Steps down to patio area with access into the kitchen.

## **DRAFT DETAILS**

At the time of print, these particulars are awaiting approval from the Vendor(s).

## **MATERIAL INFORMATION**

Type – Terraced

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band A

EPC Rating – D

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

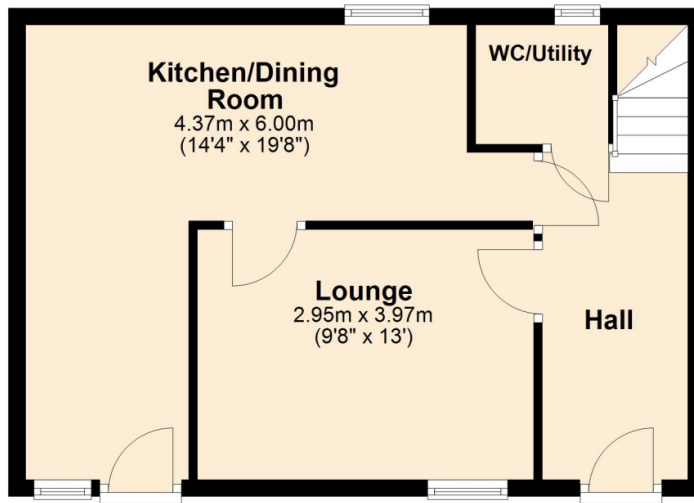
### AGENTS NOTES

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

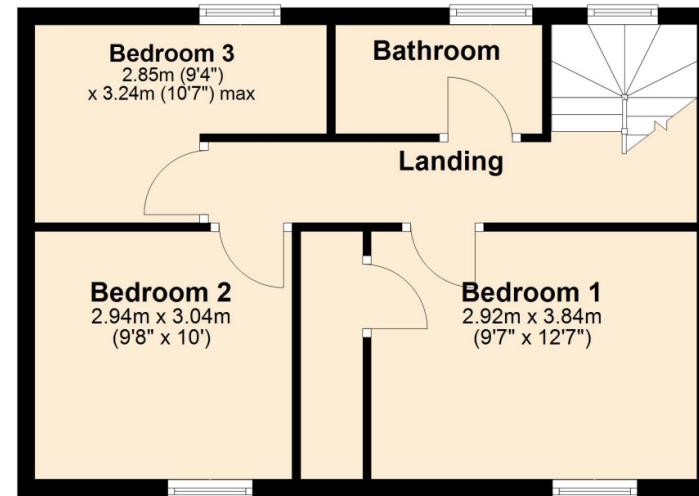
## Ground Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



## First Floor

Approx. 41.9 sq. metres (451.0 sq. feet)



Total area: approx. 82.1 sq. metres (883.7 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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