



16 Bowling Green Lane, St Crispin, Northampton, NN5 4BN

HOWKINS &
HARRISON

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St Crispin, Northampton, NN5 4BN

Guide Price: £230,000

A recently redecorated and improved two bedroom modern house situated on the popular development of St Crispin enjoying an aspect over the bowling green and cricket pitch, offered for sale with no upward chain and an ideal first time buy or investment which could achieve a rental income of £1200 pcm.

Features

- Vacant modern terrace
- Open plan lounge/kitchen
- Two double bedrooms
- Bathroom
- Garden and parking
- Recently redecorated and flooring
- Ideal first time buy or investment
- Close to amenities
- Energy Rating- C



Location

Nearby, In Kent Road there is a One Stop Store, coffee shop and takeaway restaurants. Within Duston there are a number of shops including a Bakery and Post Office. The nearby Sixfields Leisure Area provides Cinema, Restaurants, Fitness Centre, Sainsburys, Next, Boots and M&S as well as others. Motorway access is to Junction 15A and Junction 16 via the A45 South and the A45 West respectively.

Local schooling for all age groups is also within the vicinity. Situated approximately 2 miles west of Northampton town centre and around 1.8 miles from Northampton Railway Station. Convenient access to the A45, A43, M1 Junctions 15A and 16, making commuting to Milton Keynes, Coventry, Birmingham and London straight forward. Regular bus services operate from nearby Upton and Duston route. Nearby schools include: Upton Meadows Primary School, St Luke's Church of England Primary School and Duston secondary School.



Ground Floor

The entrance hall gives access to the ground floor cloakroom, with stairs rising to the first floor and a door opening into an open plan sitting room where there is a useful understairs cupboard. The room opens into the kitchen which has a range of modern shaker style cabinets, working surfaces incorporating a sink unit, gas hob, oven, extractor hood and plumbing for washing machine.

First Floor

The first floor has two double bedrooms and a bathroom.

Outside

Outside, the garden lies to the front of the house which are enclosed and lawned, with a gated access to a parking area/driveway.

Marketing Note

Some images have been virtually staged to show potential furniture layout and room use.

Viewing

Strictly by prior appointment via the selling agents Howkins and Harrison. Contact Tel -01604 823456.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

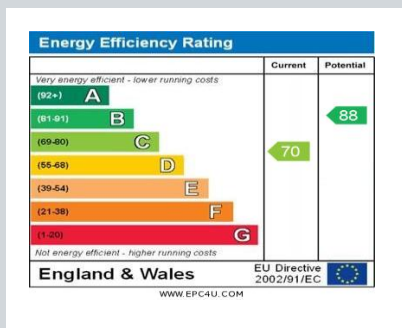
Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

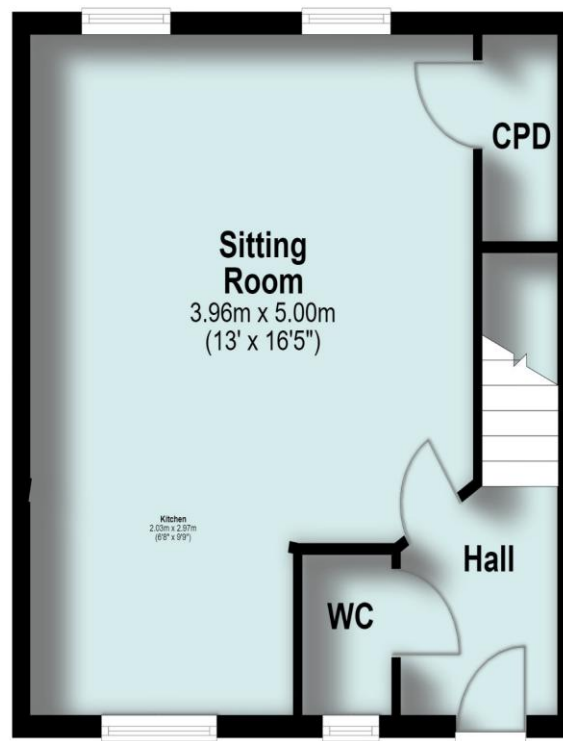
Local Authority

West Northamptonshire Council - Tel: 0300-1267000

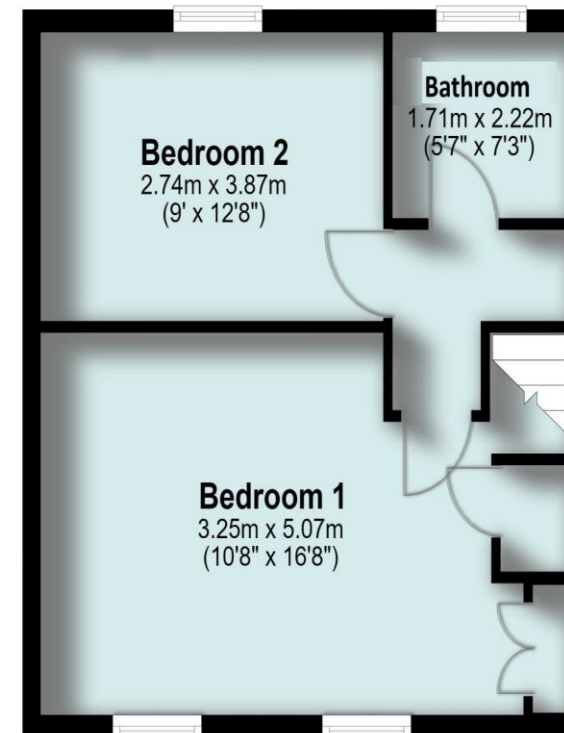
Council Tax Band – C



Ground Floor



First Floor



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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