



THE DRIVE, NN1
£260,000 FREEHOLD

Winkworth



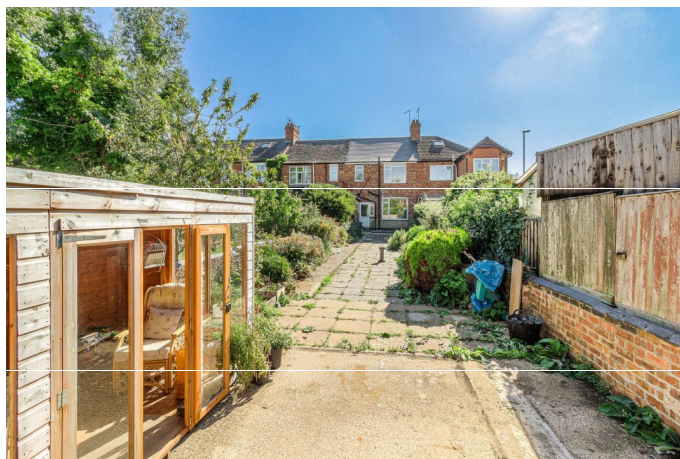
THE DRIVE, NN1

Offered for sale with no onward chain, is this three bedroom mid terrace family home located in the popular district of Phippsville. The property which has been improved by the current owner to include, new uPVC double glazing to the front, replastered walls in the bedrooms and a beautifully appointed new shower room with large walk in shower cubicle.

The accommodation briefly comprises, stylish new composite door which leads to the entrance hall. From the entrance hall, stairs rise up to the first floor landing. Doors from the hall lead to the separate lounge and dining room as well as the kitchen. The living room, which is set to the front, features a uPVC double glazed window to the front aspect and fireplace with gas fire. The dining room features a large uPVC double glazed window to the rear aspect. The kitchen has a range of units at base level, with stainless steel drainer sink unit. There is space for a cooker, further space for fridge freezer and plumbing for a washing machine. A door leads to an under stairs storage cupboard. There is a further walk in pantry. A door leads out to the rear garden.

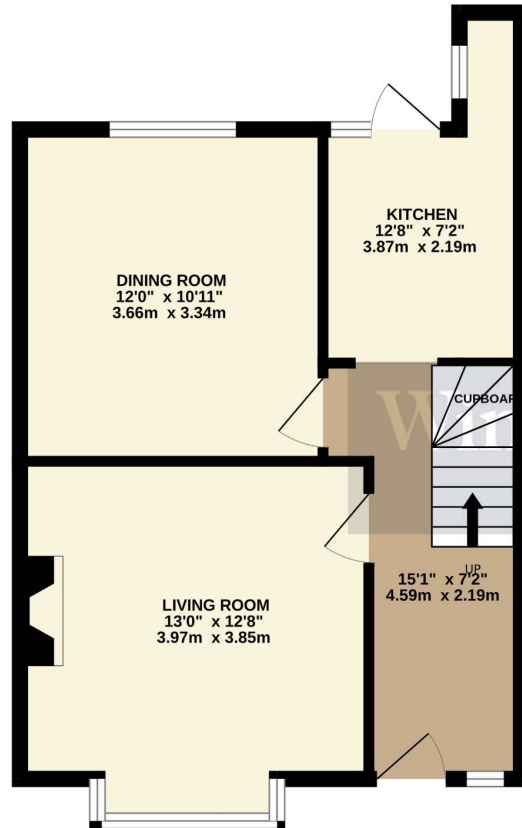
To the first floor there are three bedrooms and the refitted shower room. Bedroom one and two are both fabulous double bedrooms with large uPVC double glazed windows making them both naturally light and bright rooms. Bedroom three is a single bedroom with uPVC double glazed window. The refitted shower room comprises a stylish three piece suite incorporating a large walk in double shower cubicle, pedestal wash hand basin and low flush WC. the walls are floor to ceiling tiled and a uPVC double glazed window faces out to the rear aspect.

Externally to the rear there is a large low maintenance rear garden. With flower and shrub borders to the side the garden is mainly laid to hard paving. At the bottom of the garden there is a summerhouse with power. The summerhouse makes an ideal social entertaining area. Behind the garden there is a rear access road for residents, so the fencing could be replaced by gates at the rear and off road parking created or a workshop constructed.

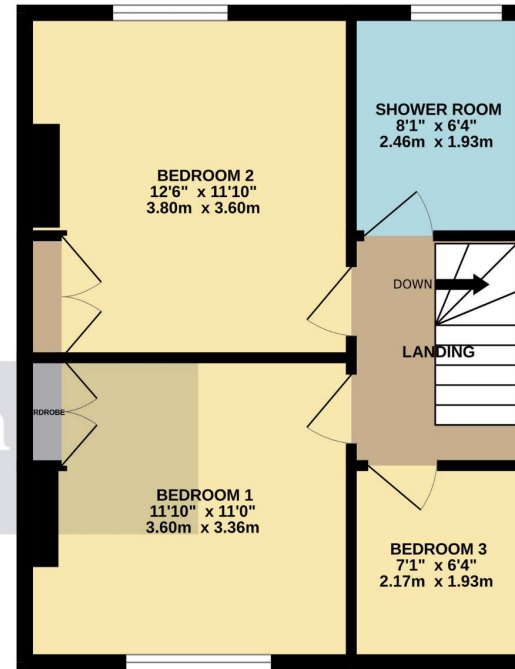




GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq.ft. (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		87
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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