



65 Riverstone Way
Hunsbury Meadows, Northampton, NN4



David Cosby
CHARTERED SURVEYORS
SURVEYING | SALES | ARCHITECTURE





65 Riverstone Way

Hunsbury Meadows, Northampton, NN4

£200,000

- No onward chain
- Private rear garden
- Off-Road Parking
- 2 Bedrooms

Description

A recently refurbished and immaculately presented, 2-bedroom, mid-terrace property with off-road parking and private rear garden which is offered to the market with no onward chain.

Location

The property is set at the end of a no-through road on the popular Hunsbury Meadows area which is located on the south western outskirts of Northampton. Upton Country Park boasting 126 hectares and bisected by the River Nene is close by with wide open spaces, footpaths, cycle ways, and a woodland making this a perfect space for exercise and recreation or simply returning to nature.

For retail and leisure time, the Sixfields complex accommodating the local town football stadium, cinemas, bowling alley and an array of restaurants is a short drive away with two large supermarkets also within easy reach of the property. For commuters, Junction 15A of the M1 motorway and the A45 ring road are conveniently close by.

Viewing is strictly by appointment through the sole agents David Cosby Chartered Surveyors

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The Property

Entrance hall:

The entrance hall is accessed via a four-panel door with decorative upper double-glazed panes and dual-pitch canopy over. Flooring has been renewed with Silver-Pine vinyl. Ceilings have perimeter plaster covings and there is a mains backup smoke detector. Doors lead off to the kitchen and sitting room. Newly carpeted quarter winder stairs lead to the first-floor accommodation and have painted timber newel posts and balustrades.

Kitchen:

The newly fitted kitchen has been provides a practical working space with a good range of base and wall units. There is an electric oven with gas hob and carbon filter extractor hood over. A two-unit double glazed window to the front aspect provides good natural lighting. There is space for a washing machine and fridge freezer. The electrical consumer unit is located at high level within the kitchen. The mains water stop tap is located under the sink. The Silver-Pine vinyl flooring extends through from the entrance hall.

Sitting room:

The large sitting room is located to the rear of the property and is neutrally decorated and with good natural lighting from the double-glazed sliding doors which open onto the patio and rear garden.

First Floor Landing Area:

The first-floor landing has panel doors leading to the 2 bedrooms and bathroom and there is a loft hatch providing access to the roof void. A mains backup smoke detector has been fitted.

Bedroom One:

A double bedroom with natural lighting from the three-unit casement windows to the front aspect. There is a built-in three-door wardrobe and further storage space is available within the large boiler cupboard.



Bedroom Two:

Another double bedroom with three-unit double glazed casement window overlooking the rear garden.

Bathroom:

The neutrally decorated bathroom has been fitted with a WC, wash hand basin and bath with mixer tap and shower hose. Full height ceramic wall tiling has been fitted to the bath / shower area, and half-height wall tiling behind the WC and wash hand basin. The floor has been finished with matching Silver-Pine vinyl and ventilation is provided by an extractor fan.

Outside areas:

Front Aspect:

A tarmacadam drive to the front of the property provides off-road parking for two vehicles. A path way leads from the drive to the front entrance with small areas of lawn to either side.

Rear Garden:

A shared access path to the rear of the terraces provides access to the private rear garden. There is also a tree lined area of land to the east of the pathway which falls within the demise of the property.

A timber ledged and braced gate from the shared access path leads into the private rear garden. The garden is predominantly laid to lawn although there is a small patio area adjacent to the rear elevation and a central path. The garden is bounded by a well-maintained concrete post and timber panel fencing and there is a useful timber storage shed on a concrete slab base with gravel perimeter to the rear right hand side corner.



Services:

Mains gas, electric, water and drains.

Heating is provided by a gas fired combination boiler located within the cupboard to bedroom one and which is connected to a range of pressed steel radiators which are fitted with individual thermostatic valves. The main thermostat is located in the hallway.

The boiler is serviced annually.

uPVC double glazing throughout.

The loft space is insulated but does not feature boarding, lighting, or a loft ladder.

The consumer unit was installed when the property was constructed in 1998 and is located in the kitchen. A visual electrical safety inspection is carried out annually.

The gas and electric meter cupboards are located on the front elevation of the property.

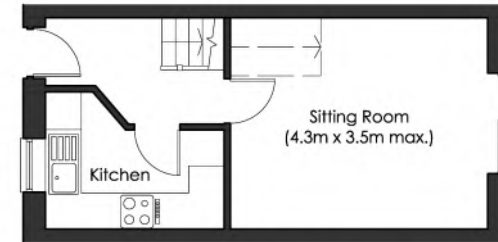
The mains internal stop tap is located beneath the kitchen sink. The external stop tap is located in the pavement at the front of the property.



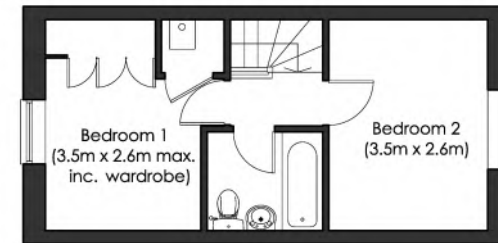


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		89
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A	74	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



Ground Floor Area: 26sqm



First Floor Area: 26sqm



All measurements are approximate and for display purposes only.

TOTAL AREA (GIA) : 51sqm

Local Authority: Northampton Borough Council

Council Tax: Band B

EPC: Current 73(C)

Services: Mains Electricity, Gas, Water and Drainage

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.

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