

**38 Poole Street
The Mounts
NORTHAMPTON
NN1 3EX**

£190,000



- TWO BEDROOMS
- CLOSE TO TOWN CENTRE
- REAR GARDEN
- UPVC DOUBLE GLAZED
- ENERGY EFFICIENCY RATING: D

- MID TERRACE
- LOUNGE/DINING ROOM
- CLOSE TO THE RACECOURSE PARK
- GAS RADIATOR HEATING

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to Poole Street, Northampton - a charming location for this delightful Victorian mid-terraced house. This property boasts a cosy reception room, two bedrooms, and a well-maintained bathroom. The house exudes character with its older age, perfect for those who appreciate the charm of a bygone era.

As you step inside, you'll be greeted by a well-presented interior that is sure to make you feel right at home. The courtyard garden offers a lovely outdoor space where you can relax and unwind after a long day.

Whether you're looking for a starter home or a cosy place to downsize, this mid-terraced house has a lot to offer. Don't miss the opportunity to own a piece of history in this wonderful neighbourhood. Book a viewing today and envision yourself living in this lovely Victorian property on Poole Street.

Ground Floor

Entrance Hall

Radiator, stairs leading to first floor landing, door to:

Lounge/Dining Room

22'3" x 10'8" (6.80 x 3.26)

Feature fireplace, radiator, laminate flooring, uPVC double glazed window to front and rear, door to:

Kitchen

11'6" x 7'0" (3.52 x 2.15)

Fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, fitted gas hob and electric oven, plumbing for washing machine, radiator, uPVC double glazed window and door to side.

First Floor

First Floor Landing

Access to loft, doors to:

Bedroom One

13'8" x 10'4" (4.18 x 3.16)

Radiator, uPVC double glazed window to front.

Bedroom Two

9'3" x 8'4" (2.84 x 2.55)

large built in wardrobe, radiator, uPVC double glazed window to rear.

Bathroom

11'1" x 7'3" (3.39 x 2.21)

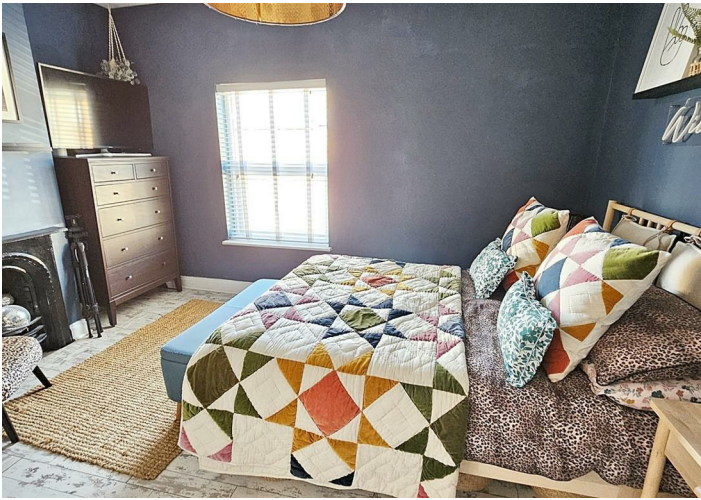
Large bathroom comprising bath unit with shower unit above, hand wash basin, low level w.c, tiled splash backs, towel rail, built in cupboard, uPVC double glazed window to rear.

Externally

Rear Garden

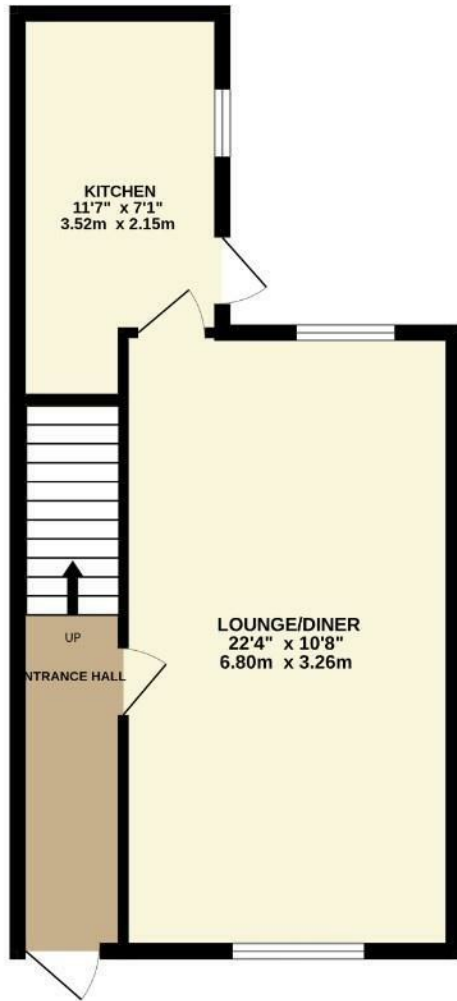
Block paved patio with steps up to area laid with slate and Artificial grass, timber shed.

Agents Notes






GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.

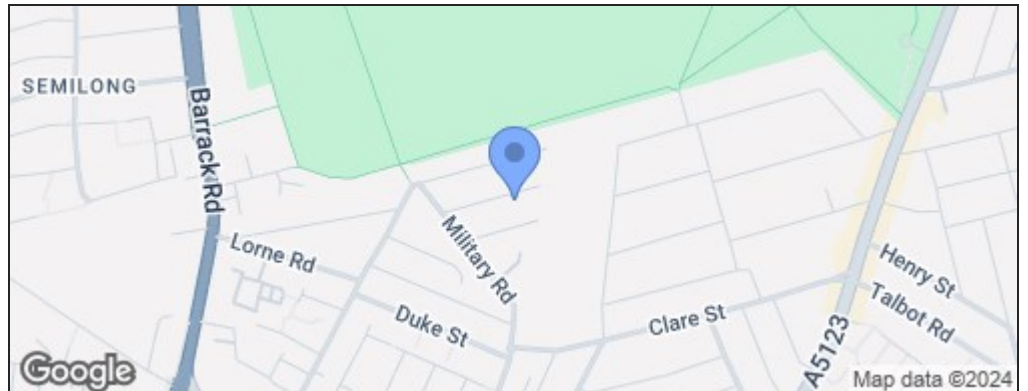


1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.9 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 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.