

**16 Friars Avenue  
Delapre  
NORTHAMPTON  
NN4 8PY  
£255,000**



- **THREE BEDROOMS**
- **POPULAR LOCATION**
- **OFF ROAD PARKING**
- **KITCHEN/DINER**

- **SEMI DETACHED**
- **CLOSE TO TOWN CENTRE**
- **CLOSE TO MAJOR ROAD AND RAIL LINKS**
- **ENERGY EFFICIENCY RATING : D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Nestled in the charming area of Delapre, Northampton, this delightful semi-detached house on Friars Avenue offers a perfect blend of comfort and convenience. Built in the late 1940s, the property exudes character while providing modern living spaces suitable for families or professionals alike.

Upon entering, you are greeted by two spacious reception rooms, ideal for entertaining guests or enjoying quiet evenings with family. The layout allows for a seamless flow between the living areas, creating a warm and inviting atmosphere. The three well-proportioned bedrooms provide ample space for relaxation, making it an excellent choice for those seeking a peaceful retreat.

The property features a well-appointed bathroom, ensuring that daily routines are both comfortable and efficient. The semi-detached design not only enhances privacy but also offers a sense of community in this friendly neighbourhood.

For those with vehicles, the property boasts parking for two cars, a valuable asset in this area. The outdoor space provides potential for gardening or simply enjoying the fresh air, making it a versatile addition to the home.

Located in Delapre, residents will benefit from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected to public transport, making commuting to Northampton city centre and beyond a breeze.

In summary, this semi-detached house on Friars Avenue presents an excellent opportunity for anyone looking to settle in a welcoming community. With its spacious living areas, three bedrooms, and convenient parking, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this charming house your new home.

## **Ground Floor**

### **Entrance Porch**

Enter via a storm porch

### **Entrance Hallway**

Enter via a UPVC double glazed front door into the entrance hallway with stairs rising to the first floor. Under stairs storage and a single radiator. Door to;

### **Living Room**

13'8" x 10'11" (4.18 x 3.35)

A double glazed bay window to the front aspect with a double radiator and built-in alcoves.

### **Kitchen/Dining Room**

17'2" x 11'6" (5.24 x 3.52)

A range of floor and eyelevel units with matching worktops and complementary splashbacks. Single bowl inset sink with drainer and mixer taps. Built in appliances to include a gas hob, electric oven and dishwasher with plumbing for washing machine. Radiator and double glazed window to the rear aspect with double glazed French doors leading to the rear garden.

### **Downstairs Cloakroom**

Two piece suite comprising a WC and wash basin. Double glazed window to the side aspect.

## **First Floor**

### **First Floor Landing**

Double glazed window to the side aspect and loft access.

### **Bedroom One**

13'8" x 10'11" (4.17 x 3.34)

A double glazed bay window to the front aspect and a double radiator.

### **Bedroom Two**

10'11" x 10'10" (3.33 x 3.31)

A double glazed window to the rear aspect and a radiator.

### **Bedroom Three**

7'1" x 5'10" (2.18 x 1.80)

A double glazed window to the front aspect and a radiator.

### **Family Bathroom**

A three piece modern suite composing a WC, wash basin housed in a storage cabinet and a bath with shower over and shower screen. Complementary brick affect tiling to water sensitive areas. Upright chrome radiator with double glazed obscure window to the rear aspect and a built-in storage covered housing the central heating boiler.

### **Externally**

#### **Front Garden and Parking**

Block paved front garden with parking for at least two cars.

#### **Rear Garden**

Enclosed rear garden mainly laid to lawn with two patio areas and a brick built outhouse. Gated side access.

### **Agents Notes**

#### **Local Information**

Delapre, Northampton, is a historic area blending picturesque landscapes with cultural heritage. Its centrepiece is Delapre Abbey, a former monastery turned mansion surrounded by lush gardens. The site offers visitors a serene escape steeped in history and natural beauty. Delapre is also close to Northampton town centre and handy for major road networks and Northampton railway station.

#### **Council Tax Information**

Local Authority: Northamptonshire

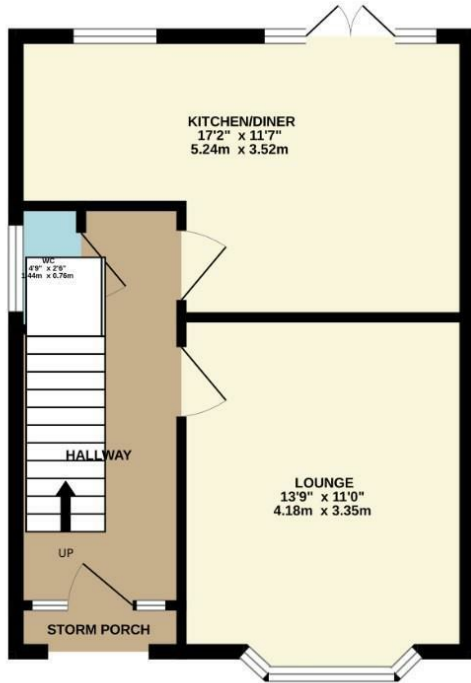
Council Tax Band: B



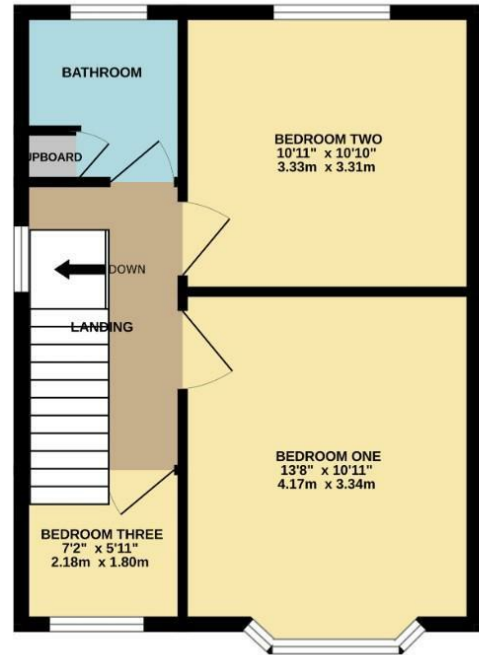




GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.

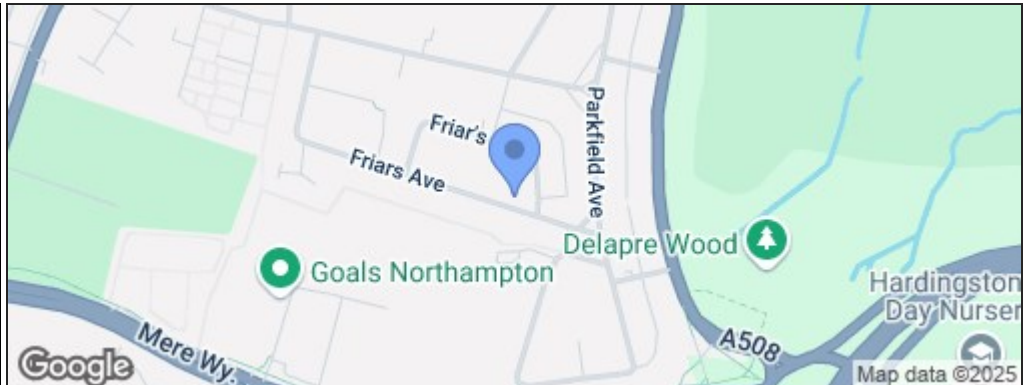


1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.4 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		86
(81-91) B		
(69-80) C		63
(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	



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