

**2 Clarence Avenue  
Queens Park  
NORTHAMPTON  
NN2 6NZ**

**£270,000**



- **INDIVIDUAL CHARACTER HOME**
- **TWO LARGE RECEPTION ROOMS**
- **THREE BEDROOMS**
- **NO UPPER CHAIN**

- **DETACHED GARAGE**
- **DOWNSTAIRS CLOAKROOM**
- **FOUR PIECE BATHROOM**
- **ENERGY PERFORMANCE RATING: D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A unique and individually built, three bedroom character home situated on a corner plot in Queens Park, with the added benefit of a detached garage and a cellar. This three bedroom, period home boasts a range of character features, including stained glass windows and open fireplace with a log burner. The accommodation comprises: an entrance porch, hallway, sitting room, dining room, kitchen and a cloakroom W.C. on the ground floor with three bedrooms and a four piece bath and shower room on the first floor. Externally there are front, side and rear gardens and a the garage is to the end of the back garden. Further benefits include gas fired radiator heating and no upper chain.

## **Ground Floor**

### **Entrance Porch**

Panelled entrance door with stained glass inset, leaded fanlight, tiled flooring, entrance door to hallway.

### **Hallway**

Stairs to first floor landing with a full height stained window, stripped and stained floorboards, radiator, panelled doors to main accommodation.

### **Sitting Room**

13'11 x 11'4 (4.24m x 3.45m)

Double glazed bow bay window to the front elevation, under window radiators, feature fireplace with a gas fire and timber surround, laminate flooring, coving.

### **Dining Room**

12'0 x 11'10 max (3.66m x 3.61m max)

Feature curved wall with double glazed windows to the front and side, single glazed stained glass insets, timber stripped and stained flooring, inset log burner, radiator.

### **Kitchen**

9'4 x 10'1 narrowing to 4'9 (2.84m x 3.07m narrowing to 1.45m)

Fitted with a range of wall and base units complementary work surfaces over, stainless steel sink drainer with mixer tap over, tiling to splash back areas, integrated double electric oven and gas hob with an extractor over, space for fridge/freezer, plumbing for a washing machine, uPVC double glazed window to rear elevation, uPVC door to the rear garden, inset pantry store.

### **Cloakroom W.C.**

Fitted with a low level W.C. and a wash hand basin, double glazed window to the rear elevation, wall mounted boiler unit, tiled flooring.

### **Cellar**

Light and power connected. Radiator. Gas and electric meters.

## **First Floor**

### **Landing**

Stained glass feature windows to the side elevation, panel doors to the first floor rooms.

### **Bedroom One**

13'11 x 11'4 (4.24m x 3.45m)

Double glazed bay window to the front elevation, radiators under window, picture rail.

**Bedroom Two**

12'1 max x 11'4 max (3.68m max x 3.45m max)

Double glazed windows to the front and side elevations, stained glass feature windows, radiator, picture rail.

**Bedroom Three**

7'11 x 6'6 (2.41m x 1.98m)

Double glazed window to rear and single glazed window to side, radiator.

**Bath/Shower Room**

Fitted with a panelled bath, separate tiled shower cubicle, low level W.C. and a wash hand basin, double glazed window to the rear elevation, radiator, tiled walls, stripped and stained flooring.

**Outside****Front and Side Garden**

Gated path to the front door, timber fence enclosed, gravelled flower beds, maturing shrubs to the border.

**Rear Garden**

Laid mainly to lawn, wall enclosed, gated side access, well stocked enclosed flower beds, courtesy door to the rear of the garage.

**Garage**

Accessed via an up and over door, irregular shape.

**Agents Notes:**

Local Authority: West Northants

Council Tax Band C

Energy Performance Rating D



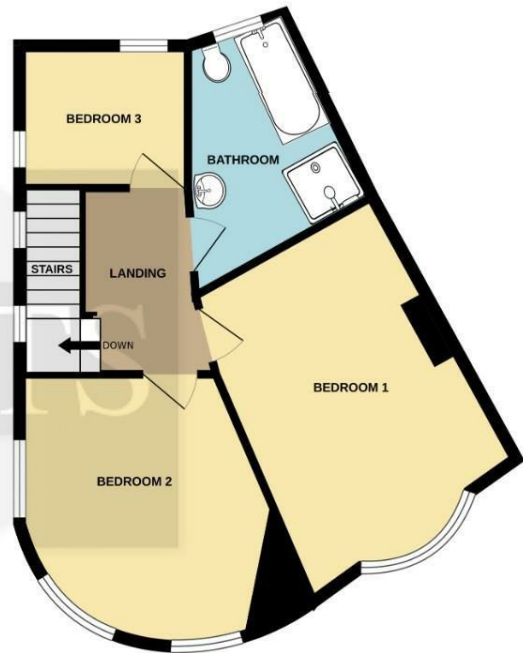




GROUND FLOOR



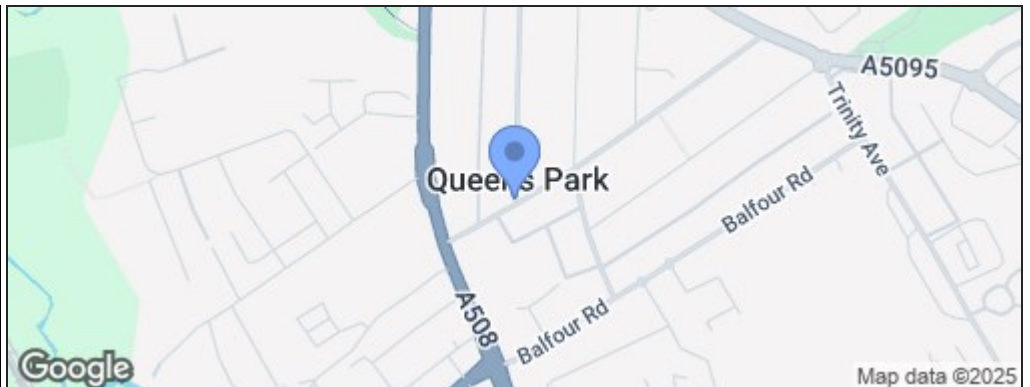
1ST FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.