

**19 Victoria Promenade
Town Center
NORTHAMPTON
NN1 1HH**

£220,000



- NO CHAIN
- THREE BEDROOMS
- TWO RECEPTION AREAS
- CLOSE TO AMENITIES

- TOWN CENTRE LOCATION
- TWO BATHROOMS
- CELLAR
- ENERGY EFFICIENCY RATING: C

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Offered with no chain, this spacious double-bay fronted Victorian terrace is located in Northampton town centre, making it within walking distance of the university and train station. The accommodation comprises an entrance hall, lounge, dining room, a generous 16'8" kitchen, and a downstairs bathroom. To the first floor, you'll find three spacious bedrooms, with an additional bathroom off bedroom three. The property also boasts a cellar, ideal for extra storage space. Externally, there is a small frontage and a courtyard style rear garden. The home benefits from gas central heating and is predominantly double glazed.

Ground Floor

Entrance Hall

Welcoming entrance hall with stairs rising to the first floor, a radiator, and access to the cellar. Doors lead through to the lounge and dining area.

Dining Area

11'11" x 9'7" (3.65m x 2.94m)

Situated at the rear of the property, this spacious dining area enjoys a window overlooking the garden and a radiator, with direct access to the lounge.

Lounge

11'7" x 10'6" excluding bay (3.55m x 3.21m excluding bay)

A bright and characterful reception room featuring a bay window to the front aspect and a radiator.

Kitchen

16'8" x 7'11" (5.09m x 2.43m)

A generous and functional kitchen fitted with a range of base units, work surfaces, and a stainless steel sink. Tiled splash backs add practicality, while two side aspect windows provide ample natural light. There's also plumbing and space for a washing machine, a radiator, and access to the rear lobby

Lobby

Small rear lobby with a door leading out to the garden and another door into the ground floor bathroom.

Bathroom

Well proportioned bathroom with a window to the rear aspect and a four-piece suite comprising a wash hand basin, WC, side paneled bath, and separate quadrant shower cubicle. Radiator.

Cellar

A useful cellar space, perfect for additional storage.

First Floor

Landing

Doors to;

Bedroom One

15'8" x 10'6" excluding bay (4.78m x 3.21m excluding bay)

A spacious principal bedroom with a bay window to the front aspect, flooding the room with natural light. A radiator completes the room.

Bedroom Two

11'11" x 9'7" (3.65m x 2.94m)

A well sized double bedroom overlooking the rear garden. Includes a window to the rear aspect and a radiator.

Bedroom Three

9'10" x 7'11" (3.00m x 2.43m)

Ideal as a guest room, study, or child's bedroom, with a window to the side aspect, radiator, and direct access to the second bathroom.

Bathroom

Accessed via bedroom three, this additional bathroom includes a wash hand basin, WC, and side-paneled bath with shower over. A window to the rear aspect and a radiator.

Externally**Front Garden**

A neat and low maintenance frontage that enhances the property's kerb appeal.

Rear Garden

Fully enclosed courtyard style garden offering an outdoor space with low maintenance in mind.

Agents Notes


West Northamptonshire Council

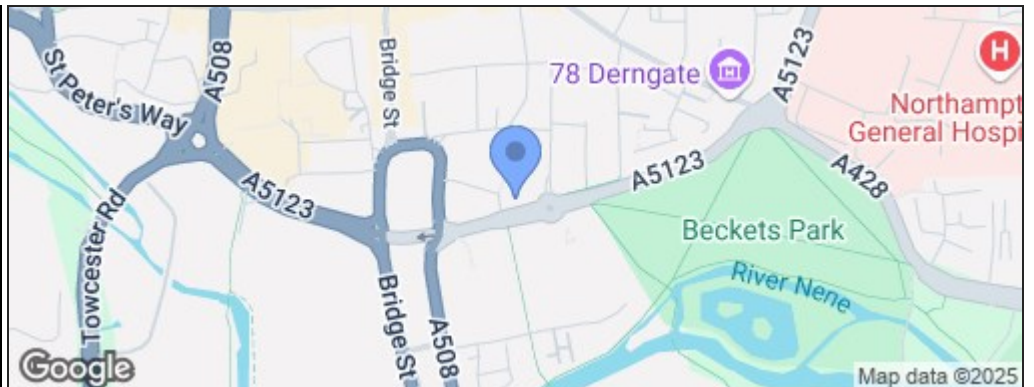
Council Tax Band: B





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	70	88
(81-91) B		
(69-80) C		
(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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