

**40 Countess Road
St James
NORTHAMPTON
NN5 7DY
£190,000**



- **NO UPPER CHAIN**
- **THREE LARGE BEDROOMS**
- **VACANT POSSESSION**
- **RADIATOR HEATING**
- **TOWN CENTRE LOCATION**
- **TWO RECEPTION ROOMS**
- **DOWNSTAIRS BATHROOM**
- **ENERGY PERFORMANCE RATING: D**

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PERSONAL • PROFESSIONAL • PROACTIVE

A Victorian bay fronted terrace property in the heart of Northampton Town Centre, near to the Railway Station and local shops, parks and amenities. Offered with vacant possession and no upper chain the accommodation comprises: an entrance hall, sitting room, separate living room, kitchen, rear lobby and a bathroom on the ground floor with three bedrooms on the first floor. The property has a courtyard rear garden and benefits include gas fired radiator heating.

Ground Floor

Entrance Hall

Entered via a panelled entrance door, stairs to the first floor, door to the living room.

Living Room

10'7 x 10'5 (3.23m x 3.18m)

Window to the rear elevation, doors to the sitting room and kitchen, radiator, feature fireplace.

Sitting Room

10'6 max x 10'5 max (3.20m max x 3.18m max)

Bay window to the front elevation, radiator, laminate flooring.

Kitchen

11'4 x 7'11 (3.45m x 2.41m)

Fitted with wall and base level units, roll edge work surfaces, integral oven, hob and extractor, sink drainer unit, plumbing for a washing machine, window to the side elevation, doorway to lobby.

Lobby

Door to rear garden and door to bathroom.

Bathroom

Fitted with a panel bath, low level W.C. and a wash basin, window to rear garden.

First Floor

Landing

Loft access hatch, doors to the first floor rooms.

Bedroom One

13'10 x 10'7 (4.22m x 3.23m)

Bay window to the front elevation, radiator.

Bedroom Two

10'11 x 8'7 (3.33m x 2.62m)

Window to the rear elevation, radiator.

Bedroom Three

10'11 x 8'1 (3.33m x 2.46m)

Window to the rear elevation, radiator.

Outside

Courtyard Garden

Laid mainly to patio, wall and fence enclosed, gated rear access.

Agents Notes:

Local Authority: West Northants

Council Tax Band A
EPC Rating: E

GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.

1ST FLOOR
397 sq.ft. (36.6 sq.m.) approx.

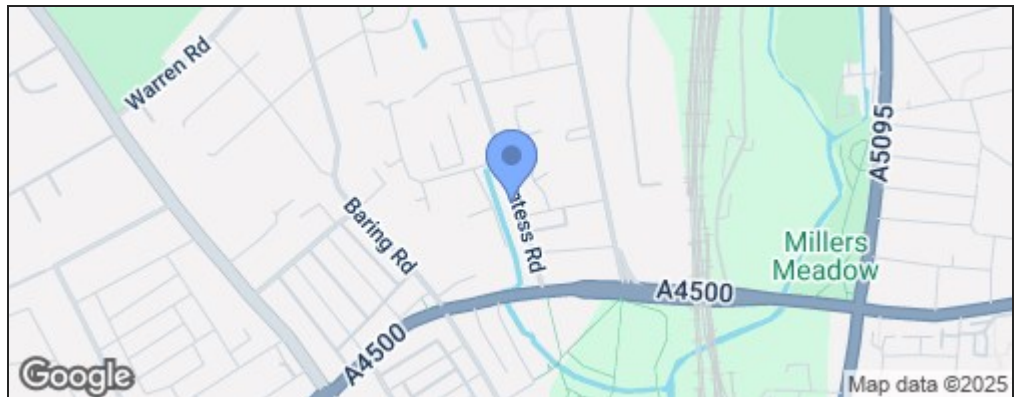


TOTAL FLOOR AREA: 848 sq.ft. (78.8 sq.m.) approx.

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		81
(81-91) B		
(69-80) C		64
(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	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.