

**46 Symington Street
St James
NORTHAMPTON
NN5 7AU**

50% Shared Ownership



- **50% SHARED OWNERSHIP**
- **22' LOUNGE/DINER**
- **UTILITY ROOM**
- **GAS RADIATOR HEATING**

- **THREE BEDROOMS**
- **17' KITCHEN**
- **DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING:**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A fantastic opportunity to purchase this spacious three bedroom bay fronted Victorian terraced home, available on a 50% shared ownership basis and located in the popular St James area of Northampton. The property offers generous living space throughout, including an entrance hall, a large open plan lounge/diner, a well proportioned kitchen, and a separate utility area. Upstairs comprises three good sized bedrooms and a family bathroom. Outside, there is a low-maintenance enclosed rear garden, ideal for relaxing or entertaining. Further benefits include gas radiator heating and double glazing throughout. Perfectly suited to first time buyers, this characterful property is conveniently located close to local amenities and excellent transport links.

Ground Floor

Entrance Hall

Entered via a front door, the hallway features a radiator, stairs rising to the first floor, and access to the lounge/diner.

Lounge/Diner

22'3" x 10'10" (6.8m x 3.31m)

A bright and spacious open plan living and dining area with a beautiful bay window to the front, feature fireplace, exposed beams, and a TV point. French doors open onto the rear garden.

Kitchen

17'1" x 7'11" (5.23m x 2.43)

Fitted with a range of wall and base mounted units with worktops above, stainless steel one and a half bowl sink unit. The kitchen also offers a built in oven and hob with extractor over, a breakfast bar, and stylish exposed brickwork. Under stairs storage has been converted into a walk in pantry. With two windows to the side aspect and a door leading to the rear garden.

Utility Room

7'11" x 7'6" (2.43m x 2.3m)

A practical space with a base unit and work surface, window to the side, and plumbing/space for appliances.

First Floor

Landing

With built-in cupboard over the stairs and doors to all rooms,

Bedroom One

11'10" excluding wardrobes x 10'3" (3.62m excluding wardrobes x 3.13m)

A generous double bedroom with two windows to the front aspect, radiator, and a range of fitted wardrobes.

Bedroom Two

11'6" x 8'7" (3.53m x 2.63m)

A good sized second bedroom with window to the rear and radiator.

Bedroom Three

10'5" x 7'11" (3.2m x 2.42m)

A versatile third bedroom, also overlooking the rear garden and benefiting from a radiator.

Bathroom

Fitted with a three piece suite comprising a panelled bath with shower over, wash hand basin, and low level WC. With a window to the side aspect and radiator.

Externally**Rear Garden**

A fully enclosed and low-maintenance garden with gated rear access, ideal for outdoor relaxation with minimal upkeep.

Agents Notes

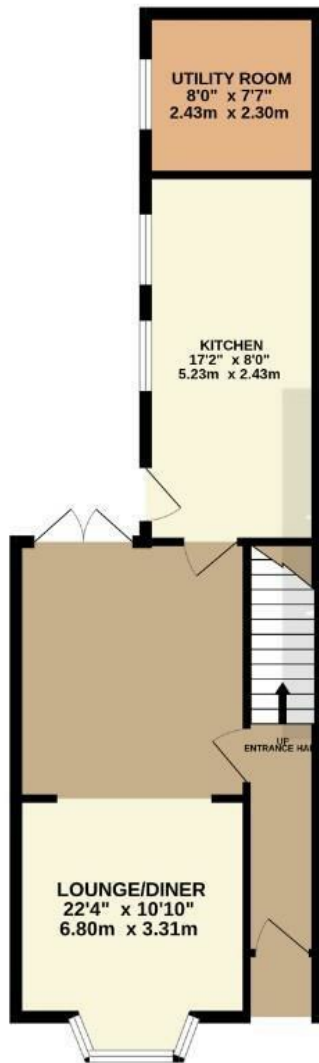
West Northamptonshire Council
Council Tax Band A

The Housing association will organise a thorough affordability assessment for interested parties with their preferred IFA.





GROUND FLOOR



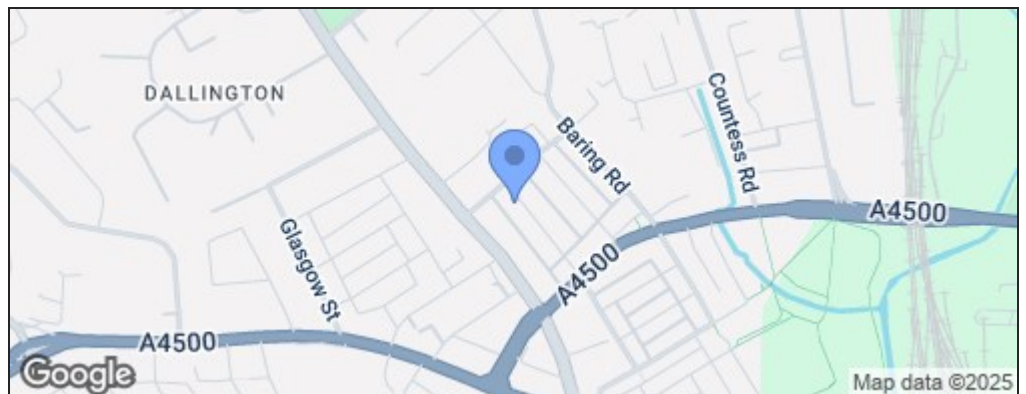
1ST FLOOR



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) A		
(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	



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.