

**61 Colwyn Road
The Mounts
NORTHAMPTON
NN1 3PU**

£365,000



- **VICTORIAN TOWN HOUSE**
- **FOUR STOREY**
- **MASTER WITH EN SUITE**
- **GAS TO RADIATOR CENTRAL HEATING**
- **CELLAR WITH EXTERNAL ACCESS**

- **MID TERRACE**
- **FOUR BEDROOMS**
- **UPVC DOUBLE GLAZING**
- **HOST OF ORIGINAL FEATURES**
- **ENERGY EFFICIENCY RATING: D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A large Victorian, four storey, town house situated close to Northampton Town Station and backing onto the Racecourse. The accommodation comprises in brief entrance hall, lounge, dining area and rear lobby to the ground floor. The basement level comprises of a large kitchen/dining room with utility cupboard. The first floor comprises of two bedrooms and shower room and the second floor comprises of master bedroom with en suite shower room and a further bedroom. Additional benefits include UPVC double glazing, gas radiator central heating, a host of original features, cellar with external access and front and rear gardens.

Ground Floor

Entrance Hall

Tiled flooring, stairs rising to first floor, stairs descending to cellar, single radiator, doors to:

Lounge

11'10" x 11'8" (3.63 x 3.57)

Feature fireplace, radiator, UPVC double glazed window to front.

Dining Room

16'2" into bay x 10'2" (4.93 into bay x 3.11)

Feature fireplace, strip wood flooring, radiator, UPVC double glazed bay window to rear.

Cellar

Kitchen/Breakfast Room

27'7" x 16'3" (8.41 x 4.97)

Fitted kitchen comprising Belfast sink unit with cupboards under, a range of floor standing cupboards with work tops above, eye level cupboards, built in dishwasher, cooker point, tiled flooring, radiator, UPVC double glazed bay window to rear, door to rear, door to:

Utility Cupboard

Radiator, tiled flooring, plumbing for washing machine.

First Floor

Landing

Stairs rising to second floor, doors to:

Bedroom Two

16'5" x 11'11" (5.02 x 3.64)

Strip wood flooring, UPVC double glazed window to front.

Bedroom Three

13'2" x 10'7" (4.02 x 3.23)

Strip wood flooring, radiator, UPVC double glazed window to rear.

Shower Room

Suite comprising shower cubicle with shower unit above, hand wash basin, low level W/C, radiator, UPVC double glazed window to rear.

Second Floor

Landing

UPVC double glazed window to rear, doors to:

Bedroom One

16'4" x 11'10" (4.98 x 3.63)

Feature fireplace, radiator, UPVC double glazed window to front, door to:

En Suite

Shower room comprising shower cubicle, hand wash basin, low level W/C, heated towel rail.

Bedroom Four

10'7" x 8'11" (3.23 x 2.74)

Radiator, UPVC double glazed window to rear.

Externally**Rear Garden**

Block paved patio, pathway leading to lawn, flower and shrub borders, mature plants and trees, gated rear access leading to Racecourse, stairs leading down to cellar.

Agents Notes

Council Tax Band: D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.