

**60 Louise Road  
The Mounts  
NORTHAMPTON  
NN1 3RR**

**£200,000**



- **MODERNISED AND UPDATED**
- **REFITTED MODERN KITCHEN**
- **BOARDED LOFT**
- **OPEN SITTING/DINING ROOM**

- **TWO DOUBLE BEDROOMS**
- **REFITTED BATH AND SHOWER ROOM**
- **CELLAR WITH POWER AND HEATING**
- **ENERGY PERFORMANCE RATING D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Modernised, updated and recently redecorated throughout with a refitted kitchen and four piece bathroom, this Victorian terrace would make a perfect first home, being set in the heart of Northampton within walking distance of the Town Centre and Railway Station. The accommodation comprises; an entrance hall, sitting/dining room and refitted modern kitchen with built-in appliances on the ground floor with two double bedrooms and a stylishly refitted bathroom with bath and separate shower cubicle to the first floor. The cellar has a radiator, power points and lighting, making it a useful space for a study, or home gym/office and the loft has a fold down ladder, has been boarded out and has light connected. Externally, there is a courtyard garden that enjoy a fair degree of privacy and security with bungalows behind. Further benefits include: uPVC double glazing, updated gas radiator heating and the property is offered with vacant possession and no upper chain.

## **Ground Floor**

### **Entrance Hall**

Entered via a panelled entrance door, stairs rise to the first floor landing, radiator, door to the dining room, laminate flooring, alarm panel, wall mounted thermostat.

### **Dining Room**

11'5 x 11'2 (3.48m x 3.40m)

Double glazed window to the rear elevation, radiator, spotlighting to ceiling, laminate flooring, brushed steel sockets and switches, door to kitchen and open to sitting room.

### **Sitting Room**

10'8 x 10'8 (3.25m x 3.25m)

Double glazed window to the front elevation, radiator, spotlighting to ceiling, laminate flooring, brushed steel sockets and switches, feature fireplace with an inset remote control electric fire, television and telephone points.

### **Kitchen**

13'9 x 6'4 (4.19m x 1.93m)

Refitted with a stylish and modern range of wall and base level units with roll edge work surfaces over, inset circular sink and drainer with a mixer tap over, integrated gas hob with an extractor over and electric hob, built-in fridge freezer, plumbing for an automatic washing machine, tiling to splash back areas, tiled flooring radiator, double glazed door and window to the side elevation, door and steps leading down to cellar.

### **Cellar**

14'2 x 10'4 (4.32m x 3.15m)

A dry and usable cellar with a radiator, power points and lighting. Potential for use as a gym, home office, cinema room or simply storage. Electric and gas meters in cupboards.

## **First Floor**

### **Landing**

Doors to first floor rooms, built in storage cupboard over stairs, pull down loft hatch and folding steps leading to a boarded loft with power and light connected.

### **Bedroom One**

11'11 x 10'8 (3.63m x 3.25m)

Double glazed window to the front elevation, radiator, built-in wardrobes to end wall with sliding mirrored doors.

**Bedroom Two**

11'5 x 8'1 (3.48m x 2.46m)

Double glazed window to the rear elevation, radiator.

**Bath and Shower Room**

Refitted with a modern suite comprising; a tile enclosed bath, separate shower cubicle, low level w.c. and a pedestal sink, double glazed window to the side elevation, chrome heated towel rail, tiled walls and flooring, extractor fan, wall mounted combination boiler unit.

**Outside****Rear Garden**

An enclosed courtyard garden with a gravelled covered area (ideal for clothes drying) leading to a decked patio and a brick built out house. Wall and fence enclosed.

**Agents Notes**

Local Authority West Northants

Council Tax Band A

EPC rating D

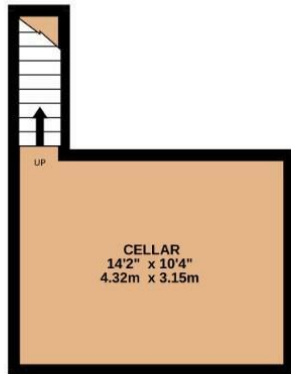




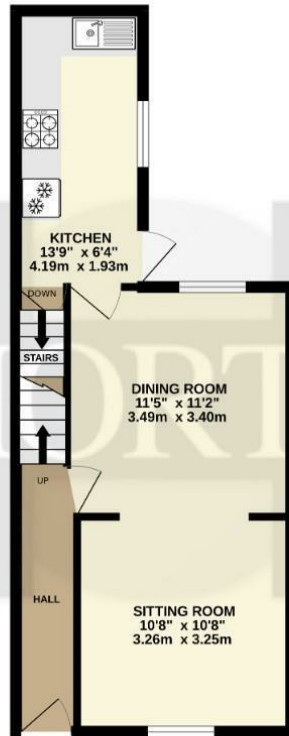




BASEMENT



GROUND FLOOR

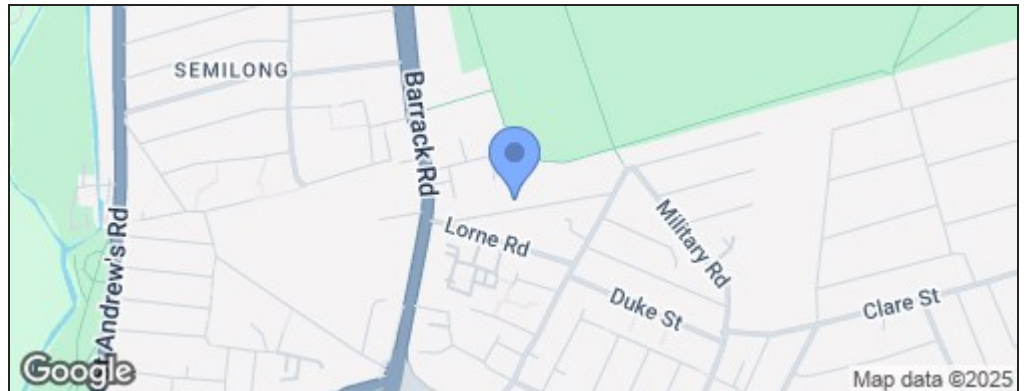


1ST FLOOR



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>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.