

90 Euston Road

NORTHAMPTON  
NN4 8DU

£210,000



- **SINGLE BAY FRONTED**
- **THREE BEDROOMS**
- **GAS TO RADIATOR HEATING**

- **MID TERRACE**
- **UPVC DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING: D**

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A mature, Victorian, single bay front, three bedroom mid terrace property situated close to Northampton Town Centre and a short walk from Northampton Train Station. The accommodation comprises entrance hall, lounge/dining room, kitchen, bathroom and three bedrooms. The property also benefits from UPVC double glazing, gas to radiator central heating and rear garden.

## **Ground Floor**

### **Entrance Hall**

Radiator, tiled flooring, stairs leading to first floor, door to:

### **Lounge/Dining Room**

11'3" x 24'6" into bay (3.43 x 7.49 into bay)

Wooden flooring, radiator, UPVC double glazed bay window to front, UPVC double glazed window to rear, door to:

### **Kitchen**

11'9" x 7'9" (3.59 x 2.38)

Modern fitted kitchen comprising sink unit with base cupboard under, a range of floor standing cupboards with work tops above, eye level cupboards, built in hob and oven with extractor fan above, under stairs storage cupboard, plumbing for washing machine, UPVC double glazed window and door to side, door to:

### **Bathroom**

Modern suite comprising bath unit with shower unit above, hand wash basin, low level WC, radiator, tiled splash areas, UPVC double glazed windows to side and rear.

## **First Floor**

### **Landing**

Two built in storage cupboards which houses the boiler, doors to:

### **Bedroom One**

14'2" x 10'7" (4.34 x 3.23)

Radiator, two UPVC double glazed windows to front.

### **Bedroom Two**

11'8" x 8'7" (3.58 x 2.63)

Radiator, UPVC double glazed window to rear.

### **Bedroom Three**

7'11" x 9'1" (2.42 x 2.78)

Radiator, UPVC double glazed window to rear.

## **Externally**

### **Rear Garden**

Wooden decked patio area with lean to over, artificial lawn, gravel beds, rear paved patio area, gated rear access via service road.

### **Agents Notes**

Council Tax Band: A





GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.

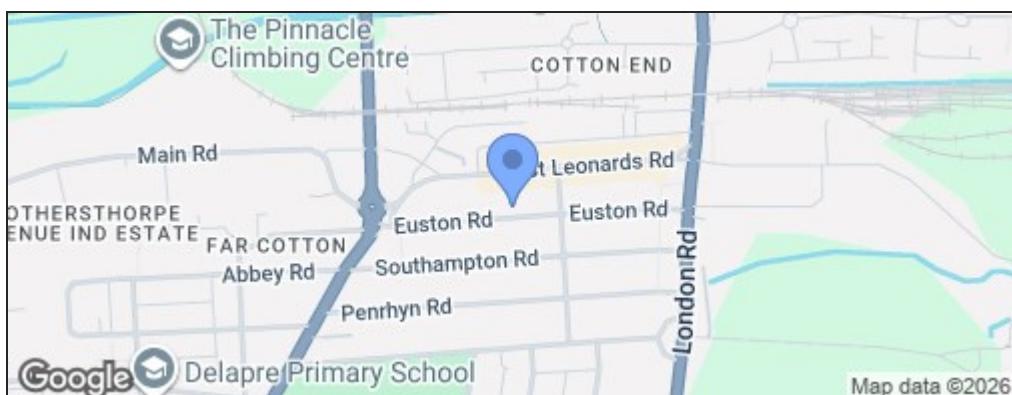
1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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		
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.