

**53 Bowden Road
St James
NORTHAMPTON
NN5 5LT**

Guide Price £220,000



- **EXTENDED SEMI DETACHED**
- **IDEAL FIRST HOME**
- **CORNER PLOT**
- **DOUBLE GLAZING**

- **CENTRAL LOCATION**
- **THREE BEDROOMS**
- **RADIATOR HEATING**
- **ENERGY PERFORMANCE RATING: D**

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PERSONAL • PROFESSIONAL • PROACTIVE

An extended, three bedroom, semi-detached home in the St James area of Northampton, close to the Train Station and Franklins Gardens as well as being within easy reach of Northampton Town Centre and Sixfields. Offered with No Upper Chain, the accommodation comprises: an entrance hall, open plan lounge diner, extended kitchen and a utility/lobby to the ground floor with three bedrooms and a refitted shower room to the first floor. Benefits include uPVC double glazing, gas fired radiator heating with a recently replaced boiler. Externally there are gardens to the front, side and rear.

Ground Floor

Entrance Hall

Entered by a uPVC double glazed door under a storm porch, stairs rise to the first floor landing, under stairs storage cupboard, radiator, doors to the kitchen and lounge/diner.

Lounge/Diner

28'0 max x 11'3 max (8.53m max x 3.43m max)

Double glazed bay window to the front elevation, box bay with sliding patio doors to the rear elevation, two fire places with gas fire points, two radiators, television point.

Kitchen

15'6 max x 16'3 (4.72m max x 4.95m)

Double glazed windows to the side and rear elevation, door to a utility/lobby to the side. Fitted with wall and base level units, roll edge work surfaces, sink drainer unit, gas cooker point, space for a fridge/freezer, space and plumbing for a washing machine and dishwasher, breakfast bar, radiator, tiling to splash back areas.

Lobby/Utility

Door to the side garden, double glazed windows to the side, roll edge work surface with space for an electric drier under.

First Floor

Landing

Doors to the first floor bedrooms and shower room, loft access hatch, double glazed window to the side elevation.

Bedroom One

11'6 plus bay x 9'6 (3.51m plus bay x 2.90m)

Double glazed bay window to the front elevation, radiator.

Bedroom Two

12'2 x 10'5 (3.71m x 3.18m)

Double glazed window to the rear elevation, radiator, built-in wardrobe and airing cupboard, television point.

Bedroom Three

8'5 x 7'6 (2.57m x 2.29m)

Double glazed window to the front elevation, radiator.

Shower Room

Refitted to comprise a walk-in shower, pedestal sink and a low level W.C., radiator, tiling to walls and splash back areas, double glazed windows to the side and rear elevation.

Outside

Front & Side Gardens

Enclosed by an ornamental wall to the front with mature hedges over, path to the front porch, open to the side with a paved patio, cultivated area with maturing shrubs, hard standing for a garden shed, timber fence enclosed, outside tap, door to lobby, open access to the rear garden,

Rear Garden

Laid mainly to an artificial lawn with stocked enclosed flower beds to the borders and various maturing shrubs, timber fence enclosed, view over the Northampton Saints training ground to the rear,

Agents Notes:

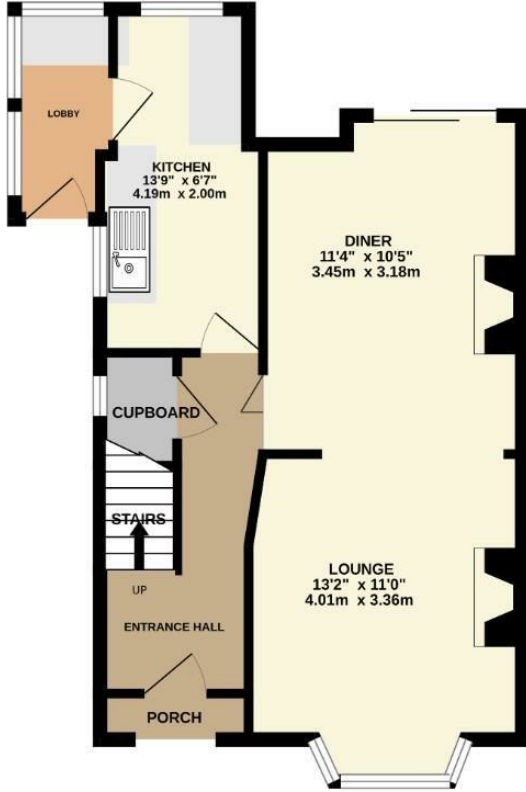
Local Authority: West Northamptonshire Council

Council Tax Band: C

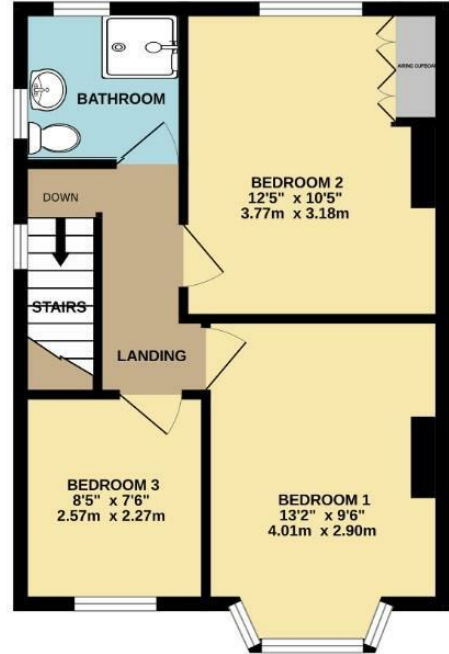
Energy Performance Rating: TBC



GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.

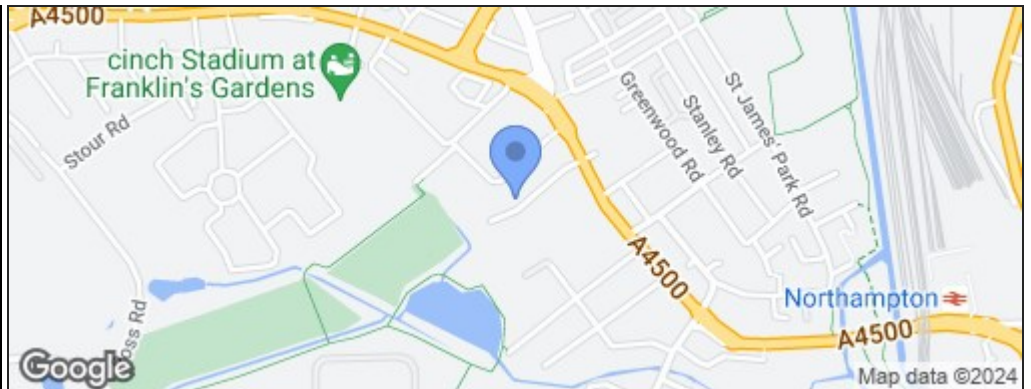


1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	81
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.