

Good Choice are proud to offer for sale this well presented, mature terraced property situated in popular Queens Park near to local shops, schools, parks and Northampton Train Station.

Accommodation includes entrance hall, living/dining room, kitchen dining room, inner hall, cloakroom/WC and cellar. To the first floor are three bedrooms and a bathroom. Outside are gardens to the front and rear, other benefits include double glazing and gas radiator heating. (B/97m2/M)

**Key Features:**

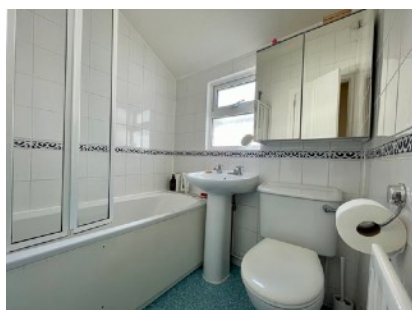
- VICTORIAN TERRACED PROPERTY
- LOUNGE DINING ROOM
- STRIPPED FLOORBOARDS & OPEN FIREPLACE
- KITCHEN DINER
- CLOAKROOM / WC
- CELLAR
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM UPSTAIRS
- WEST FACING REAR GARDEN
- COUNCIL TAX BAND B
- EPC RATING C



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For more property information please see the 'Property Description' page on the Rightmove advert.



#### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   E
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### Entrance Hall

Storm porch leading to a double glazed timber front door, stripped floorboards, stairs to the first floor, radiator, door to the living/dining room

#### Living / Dining Room 7m x 3.77m (23' x 12'5)

Stripped floorboards, double glazed bay window to the front, double glazed French doors to the rear, open fireplace, two radiators and door to the kitchen diner.

#### Kitchen Diner 5.26m x 2.68m (17'3 x 8'9)

Vinyl flooring, base and wall units, one and a half stainless steel sink and drainer, space for a washing machine, dryer, dishwasher and fridge freezer, double glazed window to the side, radiator, doors to the cellar and inner hall.

#### Inner Hall

Vinyl flooring, part tiled walls, door to the cloakroom/WC and double glazed door to the rear garden.

#### Cloakroom/WC 1.73m x 1.08m (5'8 x 3'7)

Vinyl flooring, tiling to water sensitive areas, WC, wall mounted hand basin and double glazed window to the rear.

#### Cellar 4.66m x 3.18m (15'3 x 10'5)

Used for storage only.

#### First Floor Landing

Carpet and doors to:

#### Bathroom 1.78m x 1.72m (5'10 x 5'8)

Vinyl flooring, bath with shower over, WC, pedestal wash basin, tiled walls, radiator and double glazed window to the side.

#### Bedroom 1 4.6m x 3.13m (15'1 x 10'3)

Carpet, two double glazed windows to the front, radiator and cupboard (with loft access - not boarded)

#### Bedroom 2 3.6m x 2.96m (11'10 x 9'9)

Carpet, double glazed window to the rear and radiator.

#### Bedroom 3 3.44m x 2.68m (11'3 x 8'10)

Carpet, double glazed window to the rear and radiator.

#### Rear Garden

West facing, fence and wall enclosed, mainly laid to lawn with patio seating area, borders/shrubs and shed.

#### Front Garden

Wall boundary with gate and planted area.

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**Disclaimer:** These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.