

41 St. Matthews Parade
Northampton
NN2 7HE

£475,000



OSCAR JAMES

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WHAT'S GREAT?

***PERIOD VICTORIAN HOME WITH HUGE POTENTIAL ***

Oscar James are delighted to welcome to the market this beautiful period property with a massive amount of potential on offer. If you have a vision and wish to create the most perfect family home this could be the property for you! Local amenities are on your doorstep as well as being close to the Racecourse.

The current owners began their renovation as you will see some rooms are complete but there is still the need of some refurbishment to finish the property. This is a fantastic opportunity to redesign and upgrade the huge amount of space on offer. Spanning across FIVE storeys whilst sitting at approx. 3548 sq. ft and absolutely bursting with original features.

The ground floor comprises a lounge, dining room, conservatory, kitchen, utility room, cloakroom & stairs down to the cellar. The first floor has three double bedrooms, a stunning refitted bathroom comprising a four piece suite and a boiler room with a new heating system. Continuing to the second floor landing you will find two further double bedrooms, an

incredible size loft space stretching over 32ft and an additional refitted bathroom also comprising a four piece suite. There are stairs here leading up to a converted loft space which is currently being utilised as a bedroom with an ensuite. This conversion is subject to relevant planning & building regulations.

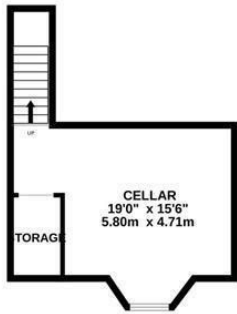
Character features include gorgeous bay & sash windows, original Victorian patterned flooring, original working fireplaces, stained glass windows, beautifully high ceilings and much more.

The low maintenance rear garden is generous in size and is predominantly patio throughout with a small lawn. You have access into the double garage which has an electric door and vaulted ceiling complete with Velux windows. There is a service to to the garage if you wished to use this space for off road parking.

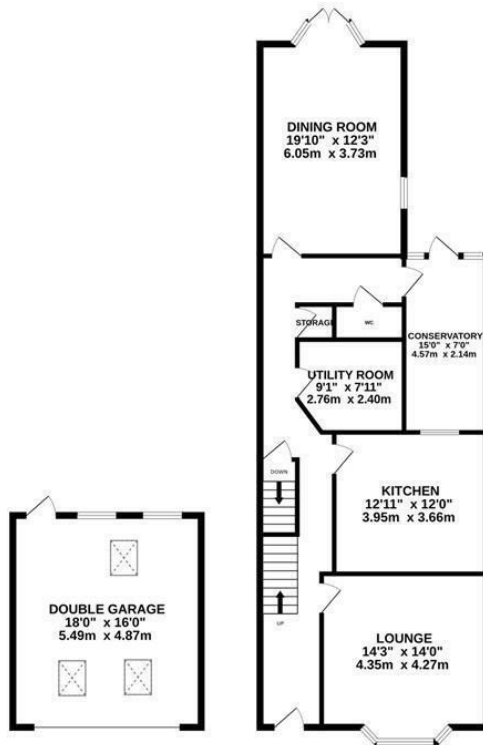
...expect excellence

Floor Plan

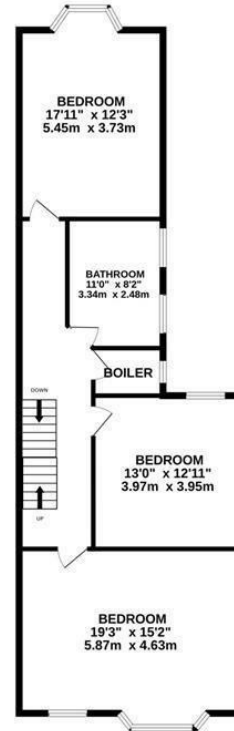
BASEMENT
297 sq.ft. (27.6 sq.m.) approx.



GROUND FLOOR
1295 sq.ft. (120.3 sq.m.) approx.



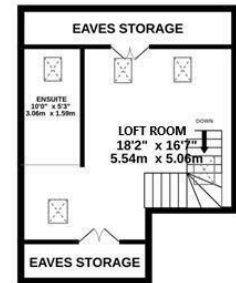
1ST FLOOR
916 sq.ft. (85.1 sq.m.) approx.



2ND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



3RD FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 3548 sq.ft. (329.6 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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AT A GLANCE...



Ample accommodation throughout
approx. 3548 sq ft



Potential to redesign and create a
very large open plan kitchen



Five Bedrooms plus loft room with
ensuite



Two refitted bathrooms, refitted
ensuite & cloakroom



Generous rear garden



Double garage





SELLER'S SECRET

We bought this property as a renovation project and started the work a few years ago. Unfortunately due to a change of plan we are unable to finish but we know how wonderful this home will be for the next owner. There is just so much potential whilst still retaining the beautiful original features!!!



Why we like it....

THIS HOME IS FOR SOMEONE WITH A VISION! We can see the space on offer and the family home that will be created with some love! The garden is a lovely size which is unique for period properties in NORTHAMPTON and having the double garage is a bonus!

To buy or not to buy....

OSCAR JAMES

336 Wellingborough Road | Northampton |
NN1 4ES
01604 622722
www.oscar-james.com
