



**11 Wycliffe Road, Northampton, Northamptonshire, NN1 5JQ**  
**Offers Over £250,000 Freehold**

A fine example of an immaculately presented bay fronted Victorian Terrace. The current owners have renovated the property to a very high standard but retains its beautiful character features. The property is located at the bottom of Wycliffe Road which is opposite Northampton School for Boys, a short walk to Abington Park and Northampton General Hospital. The property accommodation comprises of entrance hall, bay fronted lounge/dining room which has double doors leading to the garden, a refitted kitchen with built in appliances and WC. The first floor provides three double bedrooms with one being used as a walk-in wardrobe and a family bathroom. The private garden has been landscaped thoroughly and has been designed to create an entertaining space and storage. Further benefits include a cellar, uPVC double glazed windows and modern heating system. EPC Rating: TBC. Council Tax Band: B.

**Immaculate Condition | Period Features | Landscaped Garden | Modern Kitchen with Built-In Appliances | Located close to NSB, Northampton General Hospital and Abington Park | Modern Heating System**

modern marketing · traditional values

## ENTRANCE

Through hallway. Composite door to front elevation. Stairs to first floor with carpet runner. Modern flooring, door to cellar, double doors to kitchen and dining room.

## KITCHEN 5.31m x 2.31m (17'5 x 7'7)

Two uPVC double glazed window to side elevation. An immaculate and replace kitchen consisting of wall and base units with roll top work surface over. A porcelain sink and drainer with mixer tap over. Built-in double fridge and double freezer. Dishwasher and washing machine. Under floor electric heating.

## WC

uPVC double glazed window to rear elevation. Low level WC and modern Ideal combination boiler.

## CELLAR 4.32m x 3.25m (14'2 x 10'8)

## LOUNGE 3.76m x 3.28m (12'4 x 10'9)

uPVC double glazed window to front elevation. Radiator. Fireplace with marble surround, Picture rails. Modern floor and tastefully decorated.

## DINING ROOM 4.32m x 2.74m (14'2 x 9')

uPVC double glazed door to rear elevation. Radiator. Picture rails and space for large dining table.

## LANDING

Access to loft.

## BEDROOM ONE 3.12m x 4.32m (10'3 x 14'2)

Two uPVC double glazed windows to front elevation. Radiator. Picture rails. Flooring and feature fireplace.

## BEDROOM TWO 3.43m x 2.62m (11'3 x 8'7)

uPVC double glazed window to rear elevation. Radiator. Being used as a guest room which fits a double bed. Modern flooring and newly decorated. Picture rails. Feature fireplace.

## BEDROOM THREE 3.84m x 2.34m (12'7 x 7'8)

uPVC double glazed window to rear elevation. Radiator. Modern flooring. Newly decorated.

## BATHROOM 2.03m x 1.45m (6'8 x 4'9)

Obscure uPVC double glazed window to side elevation. Radiator. A three piece suite consisting of low level WC, wash hand basin and panelled bath.

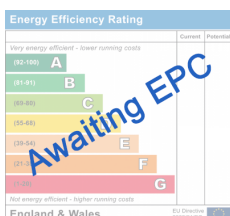
## OUTSIDE

## GARDEN

A landscaped rear garden which has been tastefully block pave throughout. There are raised beds and two seating areas also there is space for storage.

## DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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### Ground Floor

Approx. 63.8 sq. metres (686.9 sq. feet)



Total area: approx. 106.2 sq. metres (1143.5 sq. feet)



## LOCAL AREA INFORMATION

Abington is an extremely popular district of Northampton, home to the County Cricket Ground and bordering Abington Park, a lovely green open space with lakes, aviaries, cafe and museum. Both the Wellingborough Road and Kettering Road run through Abington offering an eclectic mix of shops, bars, eateries and the Racecourse, as well as giving access to and from the town centre itself. The nearest large supermarket facilities can be accessed within 1 mile away on the Kettering Road, or 1.5 miles away at either Weston Favell Shopping centre or Kingsthorpe areas whilst Northampton offers a further variety of pubs, bars and restaurants plus high street shopping, markets, two theatres (Royal & Derngate) and a cinema/leisure complex. In relation to transportation, Northampton's station has mainline rail services to London Euston and Birmingham New Street whilst Abington's position allows easy access to a variety of main roads including the M1, A45, A43, A508 and A428 and in turn link to the A14.



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