

9 Gloucester Avenue, Delapre, Northampton, NN4 8QE
£399,995 Freehold

A much improved and extended, 1930's semi-detached house set back from the roadside in the popular area of Delapre, well served with amenities. The property benefits from gas central heating via combination boiler, uPVC double-glazing and a work room/study with separate access ideal for those working from home. The accommodation comprises of entrance hall, living room with multi-fuel stove and sliding doors to offset dining room, impressive family/living kitchen with adjoining conservatory, study/work room with downstairs shower room. There are five first floor bedrooms and a re-fitted family bathroom. Outside the property is set back from the roadside with a low maintenance front garden laid to block paving for three cars side by side and an enclosed rear garden with storage shed. Viewing is recommended. EPC: C. Council Tax Band: C.

Popular Mature Location | Extended Accommodation | Double Glazing & Gas Central Heating
| Five Bedrooms & Two Bathrooms | Conservatory Addition | Three Car Parking

modern marketing · traditional values

ENTRANCE HALL

Stairs rising to first floor landing and cupboard housing consumer unit, electric meter and switch for hot tub. Tiled floor. Radiator and cover.

LOUNGE/DINING ROOM

LOUNGE 4.80m plus bay x 3.58m (15'9 plus bay x 11'9)

Double glazed bay window to front aspect. Chimney breast and fireplace housing multi-fuel stove. Coving to ceiling. Wood laminate flooring. Radiator. Sliding doors to:

DINING AREA 3.10m max x 3.28m (10'2 max x 10'9)

Double glazed window to conservatory incorporating French doors. Continuation of wood laminate flooring. Coving to ceiling. Radiator.

FAMILY KITCHEN 5.89m x 4.83m max (19'4 x 15'10 max)

Double glazed window to rear aspect. Two Velux windows in roof slope. Obscure double glazed door to conservatory. Base and wall mounted units with matching island unit with induction hob. Built-in high level oven and grill. Built in dishwasher. Space for washing machine and 'American' style fridge/freezer. Tiled floor. Space for sofa or dining seating in family area. Cupboard housing gas fired boiler, two radiators.

CONSERVATORY 3.07m x 2.77m (10'1 x 9'1)

Double glazed French doors to garden. Tiled floor. Radiator.

INNER HALL

Tiled floor. Door to:

SHOWER ROOM 1.91m x 1.19m (6'3 x 3'11)

Three piece suite comprising quadrant shower cubicle, low level w/c and space saver sink. Tiled floor. Ladder style radiator. Extractor fan.

STUDY/WORK ROOM 2.74m x 2.26m (9'0 x 7'5)

Double glazed door and window to front aspect. Tiled floor.

FIRST FLOOR LANDING

Access to part boarded loft space. Doors to all rooms.

BEDROOM ONE 3.48m plus bay x 2.84m plus wardrobe (11'5 plus bay x 9'4 plus wardrobe)

Double glazed bay window to front aspect. Chimney breast concealed by wardrobe and shelving. Wood laminate flooring. Radiator.

BEDROOM TWO 3.84m x 3.48m (12'7 x 11'5)

Double glazed window to rear aspect. Wood laminate flooring. Radiator.

BEDROOM THREE 2.46m x 1.93m (8'1 x 6'4)

Double glazed window to front aspect. Wood laminate flooring. Radiator and cover.

BEDROOM FOUR 3.28m x 2.26m (10'9 x 7'5)

Double glazed window to front aspect. Built-in cupboard. Radiator.

BEDROOM FIVE 2.54m x 2.26m (8'4 x 7'5)

Double glazed window to rear aspect. Built-in cupboard. Wood laminate flooring. Radiator.

BATHROOM 2.51m x 1.85m (8'3 x 6'1)

Obscure double glazed window to rear aspect. Three piece suite comprising panelled bath and shower, low level w/c and vanity cupboard housing wash hand basin. Feature tiling. Radiator.

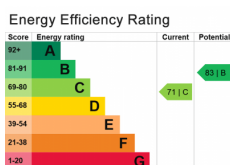
OUTSIDE

FRONT GARDEN

Block paved frontage providing off road parking for three cars (side by side).

REAR GARDEN

Full width paved patio and raised beds with lawned garden beyond. Hardstanding area with space for shed. Enclosed by timber panelled fencing.

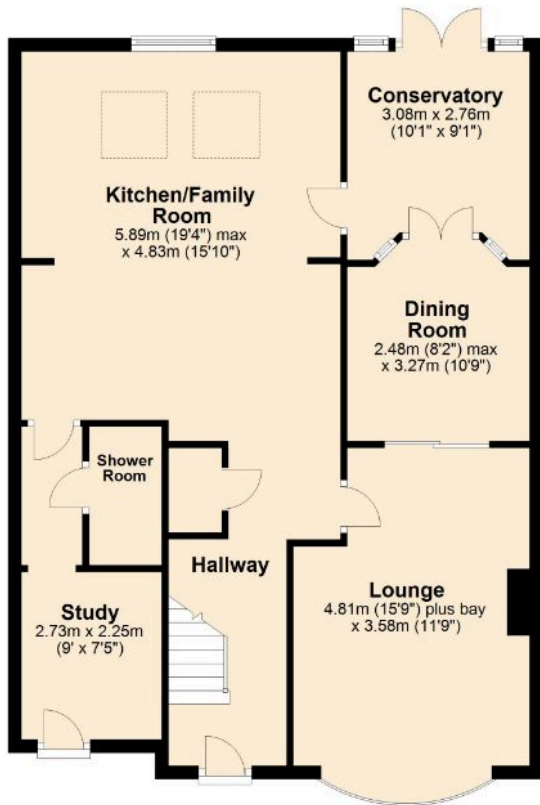


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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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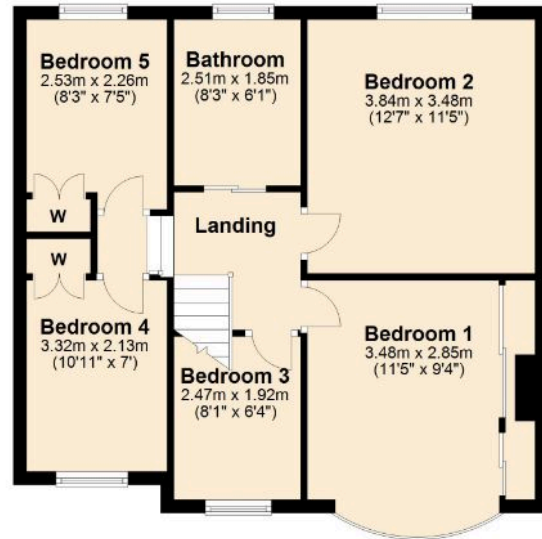
Ground Floor

Approx. 82.9 sq. metres (892.3 sq. feet)



First Floor

Approx. 55.8 sq. metres (600.6 sq. feet)



Total area: approx. 138.7 sq. metres (1492.9 sq. feet)



LOCAL AREA INFORMATION

Adjacent to Far Cotton and just a mile from Northampton town centre, the focal point of this district is Delapre Abbey, a former convent sitting in 508 acres of parkland and formal gardens. As well as a public golf course, the site today has a year round tea room and offers itself for functions and events including hosting the annual Northampton CAMRA Beer Festival. With a small supermarket and a medical centre within Delapre itself, residents tend to use the larger supermarket, shops and businesses in St Leonard's Road, Far Cotton. Additional high street shopping, entertainment and leisure facilities can be accessed in Northampton town centre along with a mainline train station serving London Euston and Birmingham New Street. For road access, the Queen Eleanor Roundabout at the top of London Road leads onto the A45 and in turn to M1 J15.

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