



35 Bowden Road, St James, Northampton, NN5 5LT
Guide Price £200,000 Freehold

NO UPPER CHAIN. A chance has arisen to acquire this three bedroom end of terraced house making an ideal investment or first time buy. The house is situated within a mile of the railway station with local amenities close by. Accommodation offers an entrance hall with door to a lounge dining area, kitchen, utility room and WC, first floor landing, three piece bathroom and three bedrooms. Outside is a courtyard style enclosed rear garden. EPC Rating: E. Council Tax Band: A

Ideal Investment or First Purchase | Close to Town & Train Station | Upstairs Bathroom | Three Bedrooms | Utility Room & WC | No Upper Chain

modern marketing · traditional values

ENTRANCE HALL

uPVC entrance door. Radiator. Staircase rising to first floor landing. Radiator. Door to:

LOUNGE/DINING ROOM 6.81m x 3.28m (22'4 x 10'9)

uPVC double glazed window to front elevation. uPVC double glazed window to rear elevation. Radiator. Brick open fireplace. Cupboard housing meters. Door to:

KITCHEN

uPVC double glazed window to side elevation. Cupboard under stairs. Radiator. Wall and base units with roll top work surfaces over. One and a half bowl sink and drainer. High level electric oven. Integrated fridge/freezer. Four ring electric hob with extractor over. Spotlights. Space and plumbing for washing machine. Boiler. Tiled floor. Tiling to splash back areas. Open to:

UTILITY ROOM

uPVC double glazed door to rear garden. Wall and base units with work surfaces over and space for tumble dryer. Tiled floor. Tiling to splash back areas. Door to:

WC

Obscure uPVC double glazed window to side elevation. WC.

FIRST FLOOR LANDING

Radiator. Doors to:

BEDROOM ONE 3.10m x 4.17m (10'2 x 13'8)

uPVC double glazed window to front elevation. Radiator.

BEDROOM TWO 3.56m x 2.59m (11'8 x 8'6)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.64m x 2.41m (8'8 x 7'11)

uPVC double glazed window to rear elevation. Radiator. Cupboard.

BATHROOM

Obscure uPVC double glazed window to rear elevation. Radiator. Fitted three piece suite comprising bath with shower over, wash hand basin and WC. Tiling to splash back areas. Extractor.

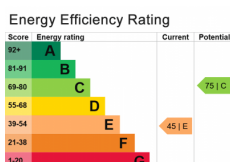
OUTSIDE

REAR GARDEN

Enclosed via brick wall. Mainly laid to decking with small lawn area and shed. Gated side access. Mature shrubs.

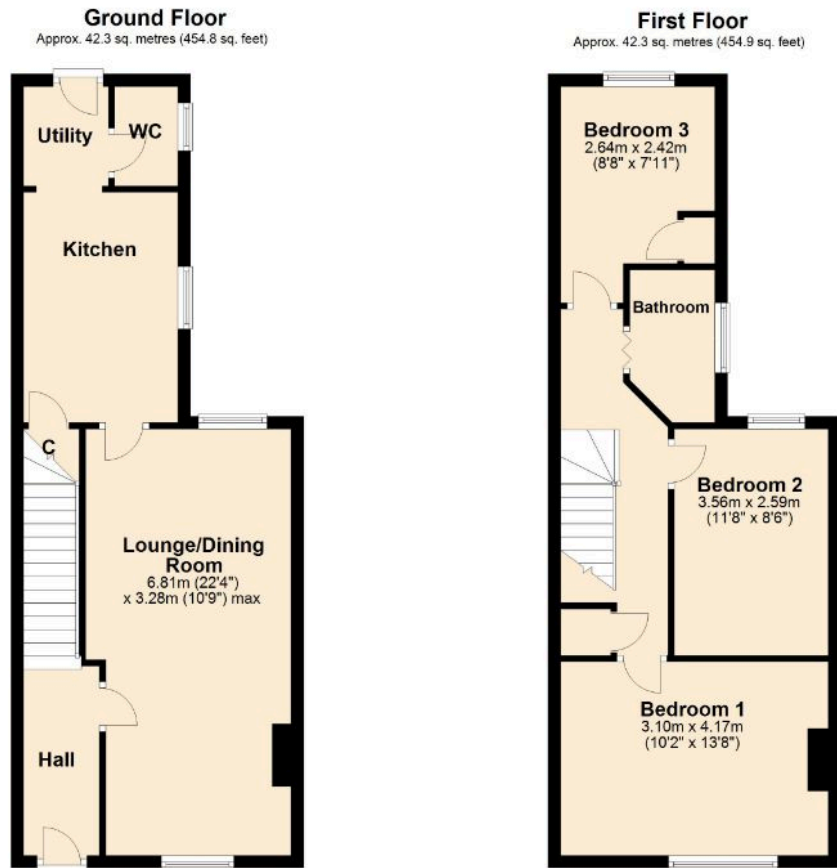
DRAFT DETAILS

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.

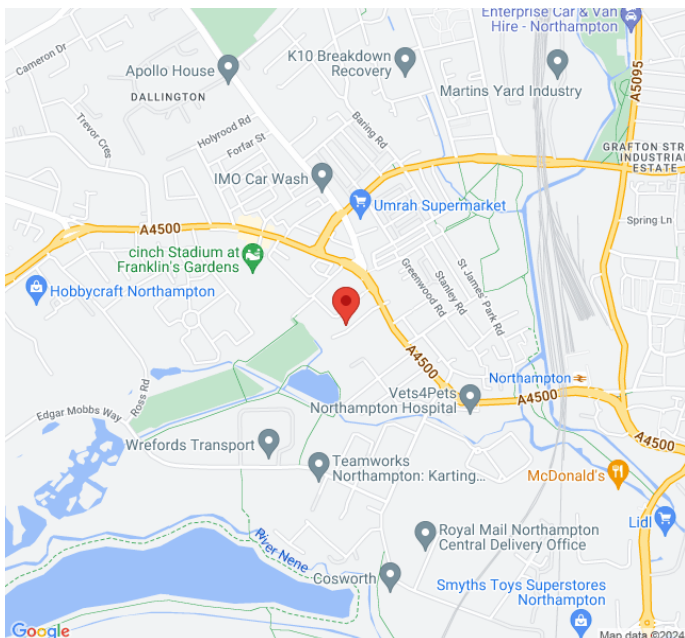
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Ground Floor
Approx. 42.3 sq. metres (454.8 sq. feet)

First Floor
Approx. 42.3 sq. metres (454.9 sq. feet)

Total area: approx. 84.5 sq. metres (909.6 sq. feet)



LOCAL AREA INFORMATION

Landmarked by the Grade II listed Express Lift Tower, St James is a district to the west of Northampton town centre known locally as Jimmy's End. Accessed via two main roads, A428 Harlestone Road and A4500 Weedon Road, the A45 ring road can be reached in less than 2 miles and J15a of the M1 in less than 3. Home to Northampton Rugby Union Club, The Saints, it is also along Weedon Road that the majority of shops, businesses and banks are located together with a bingo hall, working men's club and public houses. St James also has its own library, church and primary school facilities whilst also being positioned less than a mile from Northampton town centre's facilities and train station with mainline services to London Euston and Birmingham New Street.

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