



176 St James Park Road, St James, Northampton, NN5 5EU
£225,000 Freehold

THREE BEDROOMS. A chance has arisen to acquire this three bedroom, bay fronted, terraced house in the popular St James district. The house is situated within half a mile of the railway station and Victoria Park with local amenities close by. Accommodation offers a hallway, lounge open plan to dining area, large kitchen, breakfast room, first floor landing, three bedrooms and a bathroom. Outside is a low maintenance, courtyard style, front and rear garden. EPC Rating: F. Council Tax Band: B

Ideal Investment or First Purchase | Close to Town Centre & Train Station | Three Reception Rooms | Three Bedrooms | Upstairs Bathroom | Walled Gardens

modern marketing · traditional values

HALL

Wooden entrance door. Laminate flooring.
Staircase rising to first floor landing. Door to:

LOUNGE/DINING AREA 7.29m x 3.35m (23'11 x 11'0)

Dual aspect double glazed windows. Radiator.
Chimney breast. Door to kitchen.

UNDERSTAIRS WC

White wash hand basin and macerator WC.

KITCHEN 4.09m x 2.41m (13'5 x 7'11)

Double glazed window to side elevation. Wall and base units with black work surfaces. Integrated appliances and stainless steel integrated Range style gas cooker with double extractor hood. LED lighting. Wood effect laminate flooring. Door to WC.

BREAKFAST ROOM 2.74m x 2.39m (9'0 x 7'10)

Wood effect laminate flooring. French doors to garden. Obscure window to side elevation.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 3.40m x 4.19m (11'2 x 13'9)

Double glazed window to front elevation. Radiator.
Chimney breast recess.

BEDROOM TWO 3.10m x 2.41m (10'2 x 7'11)

Double glazed window to side elevation.

BEDROOM THREE 2.03m x 2.59m (6'8 x 8'6)

Double glazed window to rear elevation. Radiator.

BATHROOM 1.73m x 2.59m (5'8 x 8'6)

Suite comprising bath with screen and rainfall electric shower, low level WC and wash hand basin. Tiling to splash back areas. Chrome towel radiator.

OUTSIDE

FRONT GARDEN

Paved front courtyard with low level coped wall.

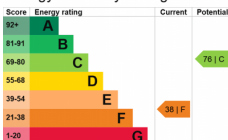
REAR GARDEN

Courtyard style garden. Artificial lawn. Enclosed by brick wall.

DRAFT DETAILS

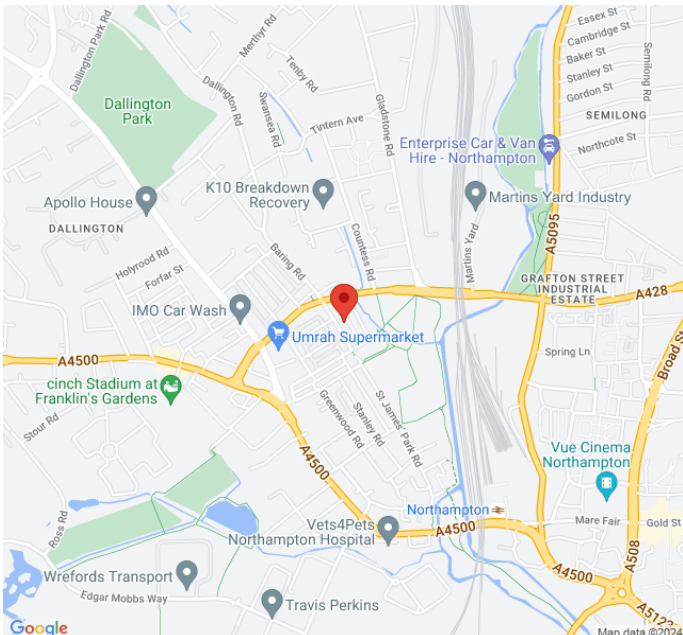
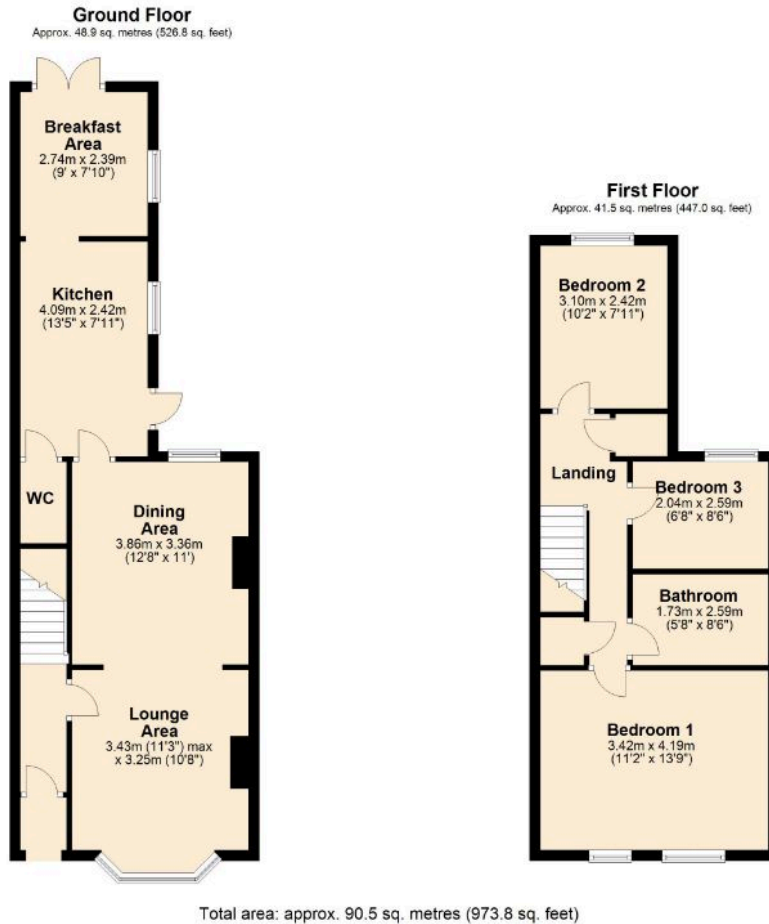
At the time of print, these particulars are awaiting approval from the Vendor(s).

Energy Efficiency Rating



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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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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