



**81 Penrhyn Road, Far Cotton, Northampton, NN4 8EE**  
**£250,000 Freehold**

THREE BEDROOMS & UPSTAIRS BATHROOM. Ideal as an investment or first time purchase. This property has been newly improved with replaced kitchen and bathroom, gas fired boiler and new flooring and redecoration. The property is located about a mile from both the town centre and railway station with local amenities close by. Accommodation offers a hallway, lounge, dining room, fitted galley style kitchen, first floor landing serving three bedrooms and a bathroom. Outside is a courtyard style, low maintenance front garden with side access to an enclosed rear garden. EPC Rating: D. Council Tax Band: B

**Ideal Investment or First Purchase | End of Terrace House | Double Glazing & Gas Central Heating | Three Bedrooms | Extended Re-Fitted Kitchen | Highly Recommended**

modern marketing · traditional values

## PORCH

Open fronted porch with uPVC door into:

## HALLWAY

Staircase rising to first floor landing with cupboard under. Radiator.

## LOUNGE 3.78m Plus Bay x 3.61m (12'5 Plus Bay x 11'10)

Double glazed bay window to front elevation. Radiator.

## DINING ROOM 3.81m x 3.25m (12'6 x 10'8)

Double glazed window to rear elevation. Radiator.

## KITCHEN 6.35m x 1.96m (20'10 x 6'5) Max

Velux window to rear elevation. French doors to garden. Newly fitted wall and base units. Single drainer stainless steel sink and drainer with mixer tap. Built in gas hob, electric oven and filter hood. Cupboard housing gas fired boiler. Radiator.

## FIRST FLOOR LANDING

Doors to:

## BEDROOM ONE 3.91m Plus Bay x 3.33m (12'10 Plus Bay x 10'11)

Double glazed bay window to front elevation. Radiator.

## BEDROOM TWO 3.81m x 3.53m (12'6 x 11'7)

Double glazed window to rear elevation. Radiator.

## BEDROOM THREE 2.41m x 2.03m (7'11 x 6'8)

Double glazed window to front elevation. Radiator.

## BATHROOM 2.06m x 1.75m (6'9 x 5'9)

Obscure double glazed window to rear elevation. Chrome ladder style radiator. Suite comprising panelled bath with mixer tap and shower over, wash hand basin and low level WC. Extractor fan. Access to loft space.

## OUTSIDE

## FRONT GARDEN

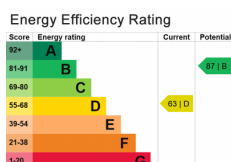
Walled courtyard garden with side access to rear garden.

## REAR GARDEN

Enclosed by timber fencing. The garden enjoys a southerly aspect.

## DRAFT DETAILS

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

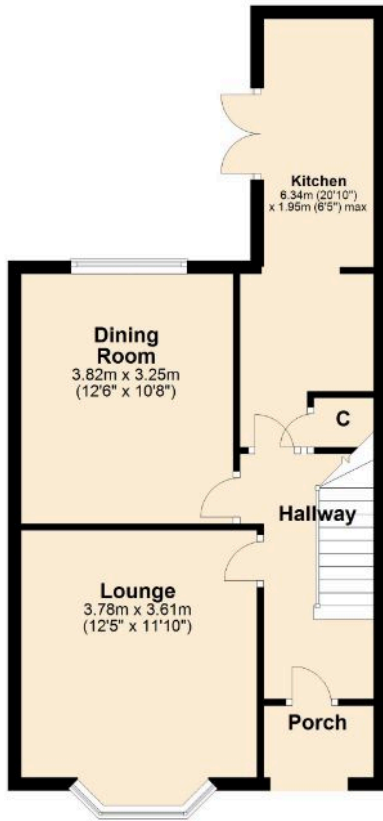


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

81 Penrhyn Road, Far Cotton, Northampton NN4 8EE  
£250,000 Freehold

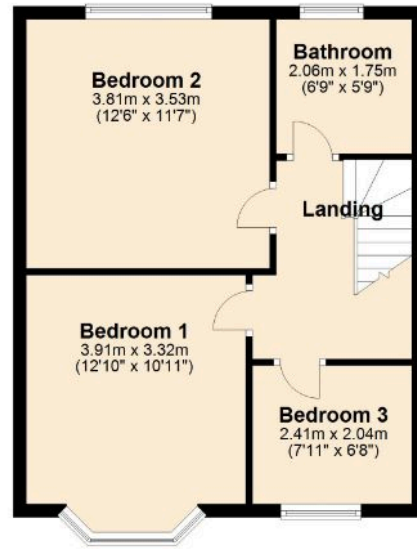
### Ground Floor

Approx. 48.3 sq. metres (519.9 sq. feet)



### First Floor

Approx. 43.3 sq. metres (465.8 sq. feet)



Total area: approx. 91.6 sq. metres (985.7 sq. feet)



## LOCAL AREA INFORMATION

The district of Far Cotton is immediately adjacent to the south of Northampton town centre and its mainline train station to London Euston and Birmingham New Street. Expanded with the arrival of the railway (the now disused line is still in place) it is roughly rectangular in shape with the River Nene and Grand Union Canal forming its northern boundary. Indeed it is along the latter that modern redevelopment such as Riverside Wharf, Cotton End and Southbridge have been ongoing. These modern homes compliment the older homes positioned behind St Leonard's Road, the main location for local shops and businesses. This road also connects Towcester Road and London Road the former of which is home to St James Retail Park. London Road is home to a large supermarket before leading past Delapre Park up the hill to the Queen Eleanor roundabout where the A45 ring road can be accessed and in turn links to M1 J15.



81 Penrhyn Road, Far Cotton, Northampton NN4 8EE  
£250,000 Freehold

