

**49 Newcombe Road, St James, Northampton, NN5 7AZ**  
**£225,000 Freehold**

OVERSIZED GARAGE & THREE BEDROOMS. A chance has arisen to acquire this three bedroom terraced house having undergone a modernisation program making it ideal as an investment or for those looking for their first home. The house is situated within a mile of the railway station with local amenities close by. Accommodation offers a hallway, lounge separate dining room, modern fitted kitchen, utility lobby, four piece ground floor bathroom, first floor landing with loft access and three bedrooms. Outside is a courtyard style rear garden with door to an oversized garage with inspection pit. EPC Rating: D. Council Tax Band: A

**Ideal Investment or First Purchase | Close to Train Station | Much Improved Interior | Three Bedrooms | Oversized Garage at Rear | Highly Recommended**

modern marketing · traditional values

### ENTRANCE HALL

Obscure double glazed entrance door. Vertical radiator. Tiled floor.

### LOUNGE 3.35m x 3.02m (11'0 x 9'11)

Two double glazed windows to front elevation. Radiator. Wood effect flooring.

### DINING ROOM 3.63m x 3.30m (11'11 x 10'10)

Double glazed window to rear elevation. Radiator. Chimney breast and alcoves. Wood effect flooring.

### KITCHEN 3.20m x 2.49m (10'6 x 8'2)

Double glazed window to side elevation. Radiator. Base units. Solid wood work surfaces. Single drainer stainless steel sink unit. Built in oven and hob with extractor hood. Under stairs recess. Tile effect flooring. Wall mounted gas fired boiler.

### UTILITY ROOM 1.47m x 2.39m (4'10 x 7'10)

Obscure double glazed door to side elevation. Radiator. Tile effect flooring.

### BATHROOM 2.06m x 2.39m (6'9 x 7'10)

Obscure double glazed window to side elevation. Radiator. Suite comprising panelled bath, low level WC, tiled shower cubicle and wash hand basin. Extractor fan. Tiled walls.

### FIRST FLOOR LANDING

Access to loft space. Sliding doors to bedrooms.

### BEDROOM ONE 3.38m x 4.19m (11'1 x 13'9)

Two double glazed windows to front elevation. Chimney breast. Radiator.

### BEDROOM TWO 3.38m x 2.59m (11'1 x 8'6)

Double glazed window to rear elevation. Chimney breast and alcoves. Radiator.

### BEDROOM THREE 3.05m x 2.46m (10'0 x 8'1)

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

### OUTSIDE

#### REAR GARDEN

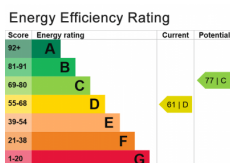
Block paved courtyard garden. Water tap. Door to:

#### GARAGE

Oversized block built garage. Pitched roof. Inspection pty. Natural daylight from roof dome.

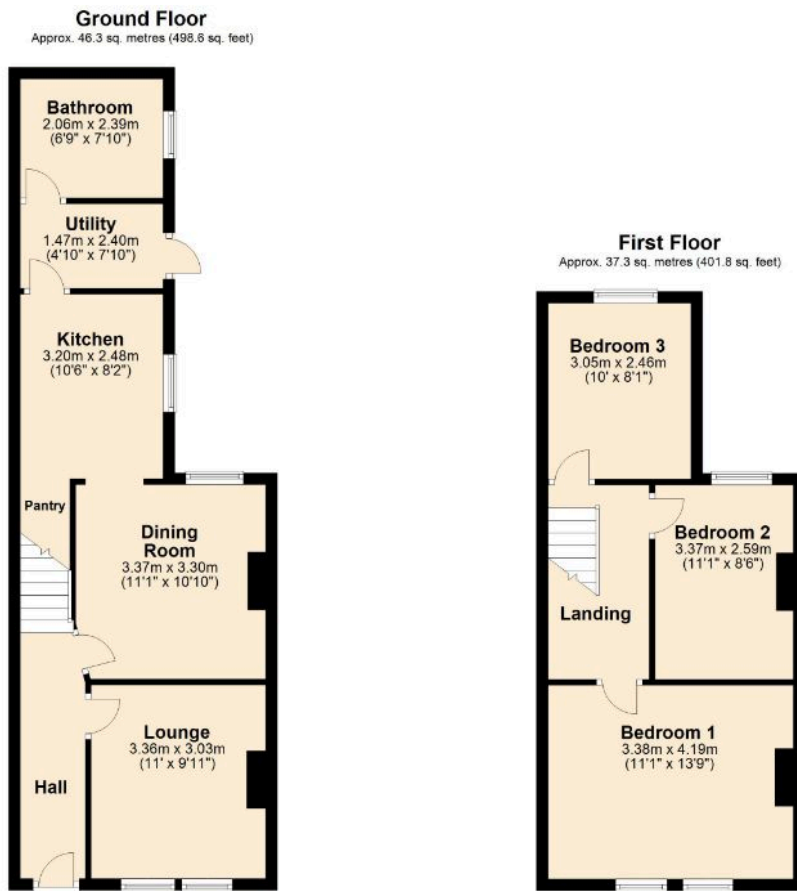
#### DRAFT DETAILS

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

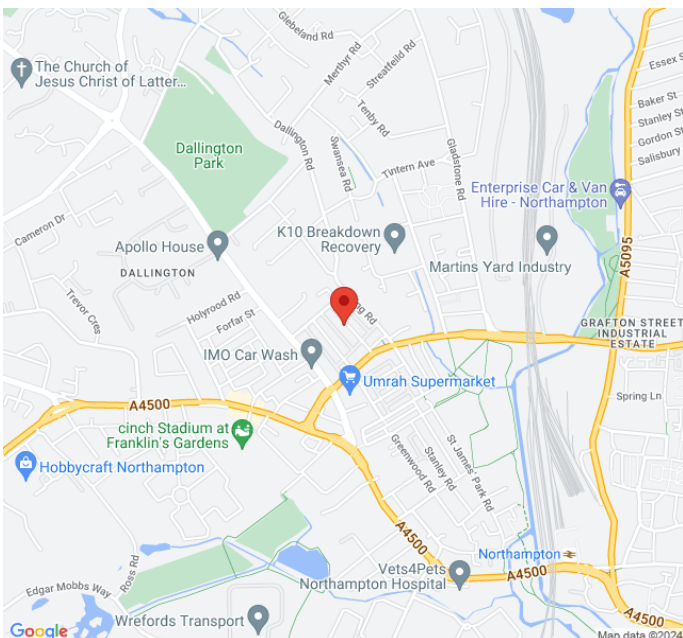


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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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Total area: approx. 83.6 sq. metres (900.3 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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