



76 Hunter Street, The Mounts, Northampton, NN1 3QB
£195,000 Freehold

NO CHAIN - BE QUICK TO VIEW. Ideal as an investment or first time purchase, this property is located within the central NN1 district close to the town's historic Racecourse with local amenities close by. Accommodation offers a hallway, lounge, separate dining room, fitted kitchen, cellar, first floor landing, two bedrooms and a bathroom. Outside is a courtyard style, rear garden. Call now for further details and viewing times. EPC Rating: D. Council Tax Band: A.

Ideal Investment or First Purchase | Close to Town Centre & Old Racecourse | Character Features | Gas Central Heating | Two Bedrooms & Upstairs Bathroom | Cellar

modern marketing · traditional values

ENTRANCE HALL

Timber and glazed entrance door. Radiator.
Staircase rising to first floor landing.

LOUNGE 3.18m x 3.28m (10'5 x 10'9)

Sash window to front elevation. Radiator. Chimney
breast and fireplace.

DINING ROOM 3.53m x 3.40m (11'7 x 11'2)

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

KITCHEN 3.35m x 2.18m (11'0 x 7'2)

Double glazed door and window to side elevation.
Double glazed window to rear elevation. Wall and
base units with work surfaces over. Single drainer
sink unit with mixer tap over. Tiled floor. Door to
cellar.

CELLAR

Light connected.

FIRST FLOOR LANDING

Access to loft space. Radiator.

BEDROOM ONE 3.18m x 4.27m (10'5 x 14'0)

Sash window to front elevation. Radiator. Chimney
breast with alcoves.

BEDROOM TWO 3.58m x 2.67m (11'9 x 8'9)

Double glazed window to rear elevation. Radiator.
Chimney breast and cupboard to one alcove.

BATHROOM 3.35m x 2.16m (11'0 x 7'1)

Obscure double glazed window to rear elevation.
Low level WC, pedestal wash hand basin and
electric shower. Cupboard housing combination
boiler.

OUTSIDE

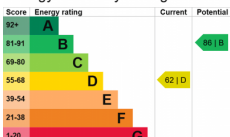
REAR GARDEN

Enclosed townhouse garden with small lawn and
patio. Attached brick outhouse.

DRAFT DETAILS

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

Energy Efficiency Rating

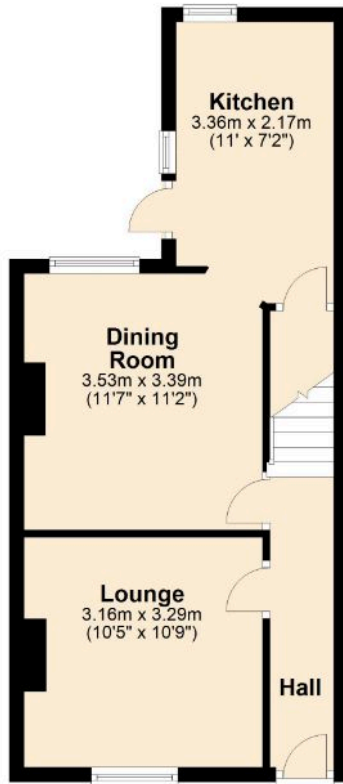


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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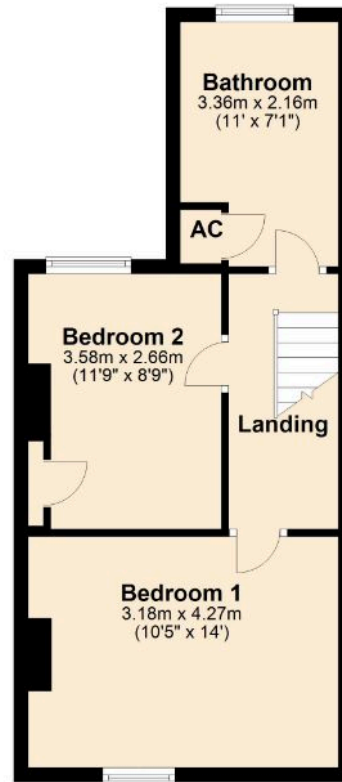
Ground Floor

Approx. 36.5 sq. metres (393.2 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.6 sq. feet)



Total area: approx. 73.0 sq. metres (785.9 sq. feet)



LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

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