



**90 Oxford Street, Far Cotton, Northampton, NN4 8HE**  
**£210,000 Freehold**

**THREE BEDROOMS.** Ideal as an investment or first time purchase, this property is located about a mile from both the town centre and railway station with local amenities close by. Accommodation offers a hallway, lounge open plan to dining area, modern fitted kitchen, ground floor bathroom and three first floor bedrooms. Outside is a courtyard style, rear garden with a dilapidated garage accessed via a rear vehicular service road. No onward chain. EPC: D. Council Tax: A.

**Close to Town Centre & Train Station | Double Glazing & Gas Central Heating | Three Bedrooms | Modern Kitchen & Bathroom | Rear Vehicular access | No Chain**

**modern marketing · traditional values**

### ENTRANCE

Enter via a composite double glazed door.  
Radiator. Wood effect laminate flooring.

### LOUNGE 6.76m x 4.32m (22'2 x 14'2)

Double glazed window to front elevation. Radiator.  
Chimney breast and fireplace. Wood effect laminate flooring.

### DINING ROOM

Window to rear elevation. Stairs to first floor and living space under. Consists of wood effect laminate flooring. Continuation chimney breast and alcoves. Radiator. Door to:

### KITCHEN 4.80m x 2.29m (15'9 x 7'6)

Double glazed window to side elevation. Wall mounted gas boiler. Light grey gloss style base and wall units with work top over. Sink and single drainer with mixer tap. Built in five ring hob and hood over. Built in high level oven. Built in dishwasher. Space for upright fridge/freezer.

### LOBBY

Half glazed door to garden. Radiator.

### BATHROOM 1.68m x 2.39m (5'6 x 7'10)

Obscure double glazed window to rear elevation. Chrome ladder style radiator. Panel bath with mixer tap. Pedestal wash hand basin. Tiled walls and floor. Close coupled WC.

### FIRST FLOOR LANDING

Access to loft hatch. Radiator.

### BEDROOM ONE 3.20m x 4.34m (10'6 x 14'3)

Two double glazed window to front elevation.  
Chimney breast and alcoves. Radiator.

### BEDROOM TWO 3.40m x 2.67m (11'2 x 8'9)

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

### BEDROOM THREE 3.48m x 2.29m (11'5 x 7'6)

Double glazed window to rear elevation. Radiator.

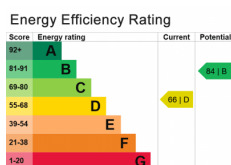
### OUTSIDE

### REAR GARDEN

Paved and grassed. Dilapidated metal garage. Accessed via a service road. Low level brick wall.

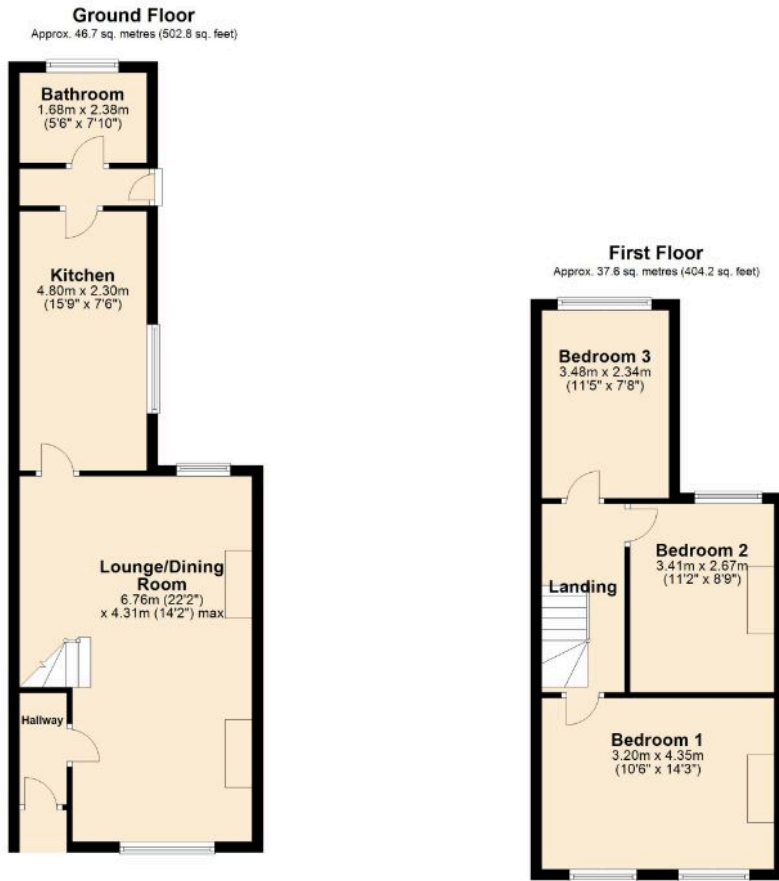
### DRAFT DETAILS

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. 84.3 sq. metres (907.0 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.

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