



**38 Salisbury Street, Semilong, Northampton, NN2 6BS**  
**£179,995 Freehold**

COMING SOON - BE QUICK TO VIEW. Ideal as an investment or first time purchase, this property is in the process of having a cosmetic overhaul making it ideal for those wishing to further improve a house to their own tastes and requirements. The property is located within a mile of the railway station with local amenities close by. Accommodation offers a lounge open plan to dining area, kitchen, cellar, first floor landing with access to floored loft space and two bedrooms. Outside is a courtyard style, rear garden. Call now for further details and viewing times. EPC Rating: TBC. Council Tax: A.

**Ideal Investment or First Purchase | Close to Town Centre & Train Station | Gas Central Heating | Fitted Kitchen | Two Bedrooms | Cellar**

**modern marketing · traditional values**

## ENTRANCE

uPVC entrance door into:

## LOUNGE 6.76m x 3.99m (22'2 x 13'1)

Double glazed window to front elevation. Radiator.  
Chimney breast and fireplace. Opening to:

## DINING AREA

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

## KITCHEN 2.74m x 2.06m (9' x 6'9)

uPVC double glazed door and window to side  
elevation. Wall mounted combination boiler. Base  
and wall mounted units with work tops including  
stainless steel sink and drainer. Door to cellar.

## CELLAR

Light connected.

## FIRST FLOOR LANDING

Access to floored loft space.

## BEDROOM ONE 3.18m x 3.99m (10'5 x 13'1)

Window to front elevation. Chimney breast and  
alcoves.

## BEDROOM TWO 3.48m x 2.44m (11'5 x 8')

Window to rear elevation. Chimney breast and  
alcoves.

## BATHROOM 2.95m x 2.06m (9'8 x 6'9)

uPVC double glazed window to rear elevation.  
Bath. Basin and WC.

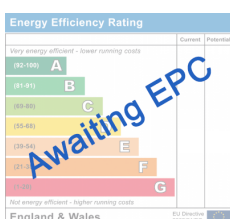
## OUTSIDE

## REAR

Courtyard Garden (currently overgrown).

## DRAFT DETAILS

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

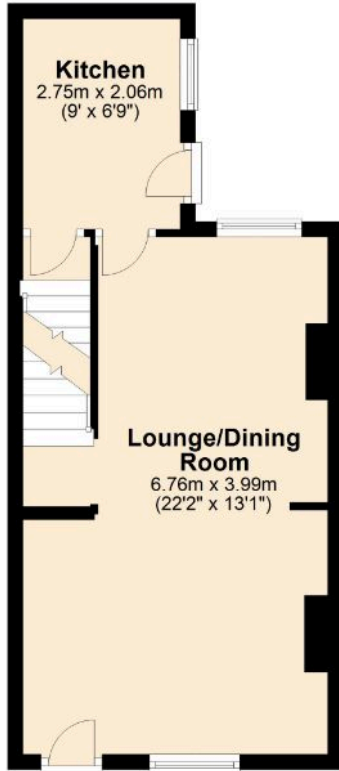


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

Approx. 32.9 sq. metres (354.1 sq. feet)



### First Floor

Approx. 33.2 sq. metres (357.7 sq. feet)



Total area: approx. 66.1 sq. metres (711.8 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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