



38 Lower Hester Street, Semilong, Northampton, NN2 6BL
£190,000 Freehold

NO UPWARD CHAIN. Ideal as an investment or first time purchase, is this mid terrace home. 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, bathroom & cellar/ The first floor landing allows access to three bedrooms. 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 & Train Station | Gas Central Heating | Fitted Kitchen | Three Bedrooms | Cellar

modern marketing · traditional values

ENTRANCE PORCH

uPVC entrance door. Door to:

REAR GARDEN

Courtyard garden.

HALLWAY

Staircase rising to first floor landing. Door to:

DRAFT DETAILS

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

LOUNGE 3.15m x 3.02m (10'4 x 9'11)

Double glazed window to front elevation. Radiator. Gas fire. Chimney breast and alcoves.

DINING ROOM 3.48m x 3.10m (11'5 x 10'2)

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

KITCHEN 3.20m x 2.11m (10'6 x 6'11)

uPVC double glazed window and door to side elevation. Wall and base units. Door to cellar and bathroom.

BATHROOM 1.63m x 1.98m (5'4 x 6'6)

Window to rear elevation. Radiator. Three piece suite comprising low level WC, wash hand basin and bath.

CELLAR 3.15m x 4.04m (10'4 x 13'3)

Light connected.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 31.39m x 3.99m (103 x 13'1)

Double glazed window to front elevation. Chimney breast and alcoves.

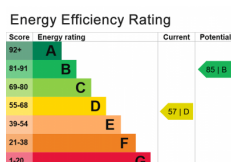
BEDROOM TWO 3.51m x 2.16m (11'6 x 7'1)

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

BEDROOM THREE 3.10m x 2.08m (10'2 x 6'10)

Window to rear elevation. Built in cupboard housing boiler.

OUTSIDE



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. 86.5 sq. metres (931.5 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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