



45 Glasgow Street

St James, Northampton, NN5 5BN

£1,275 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH WITH YOU SOON.

Available now!!

A charming three bedroomed mid terraced house in the popular area of St. James. The property benefits from a newly installed kitchen and bathroom and new carpets throughout. UPVC double glazing, gas combi radiator heating and benefits from a single garage at the rear of the property. An ideal family home. Pets considered for an additional £50 per month, per pet, payable on top of the rent.



Unfurnished Accommodation: Entrance hall, lounge/dining room, kitchen/breakfast room, downstairs/wc, cellar, first floor landing, three bedrooms, bathroom, rear garden and garage. Pets considered. Energy Rating D. Council tax band B.

This well presented Victorian terrace property is situated close to the Weedon Road, with restaurants and shops close by. A short walk away is the train station and Northampton Town Centre.

The front door opens into the entrance hall, with stairs rising to the first floor and access to the lounge and kitchen. A door leads to the knocked through living room/dining room. This dual aspect room has a newly laid carpet and features brickwork along one side and a window to the front and rear, flooding this room with plenty of natural light. The newly installed modern kitchen is fitted with base level storage units, with marble effect worktops and an electric oven and gas hob. A fridge/freezer is offered but the landlord is not liable for repair or replacement. There is space for a washing machine and dishwasher. A uPVC door leads to a low maintenance garden which provides access to a single garage. There is a cellar, but please note, cellars are naturally damp environments so should not be used to store valuable or perishable items.

The first floor offers three double bedrooms and a newly installed bathroom. Bedroom one is larger than average and has windows overlooking the front of the property. Bedroom two and three are both doubles and all bedrooms benefit from newly laid carpets and neutral decoration. The bathroom is modern and a three piece suite consisting of bath with shower over, a hand-wash basin and a toilet.

Outside is an enclosed garden which is mainly paved and has access via the service road. A garage can also be accessed from the rear garden Street parking is available but a permit is required from the local council.

The property has gas central heating and double glazed windows. One pet considered. An additional £50 per month will be payable with the rent for granting permission for a pet on the tenancy agreement.

Lounge 25'10 x 11'08 max (7.87m x 3.56m max)

Kitchen 18'04 x 9'02 (5.59m x 2.79m)

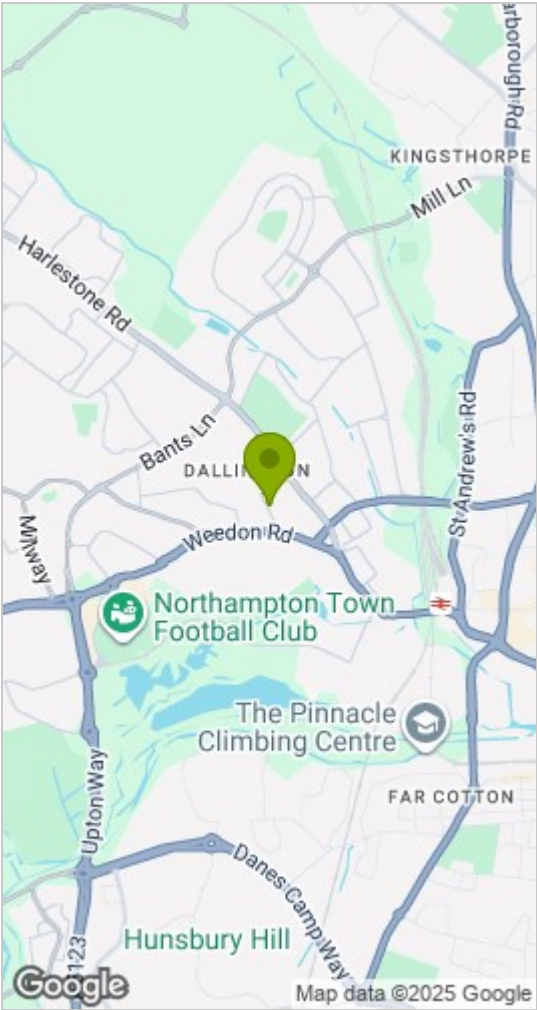
Master Bedroom 15'02 x 11'05 (4.62m x 3.48m)

Second Bedroom 11'05 x 9'05 (3.48m x 2.87m)

Third Bedroom 10'05 x 9'02 (3.18m x 2.79m)

Bathroom 8'02 max x 6'02 max (2.49m max x 1.88m max)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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