



ST MICHAELS ROAD
Northampton, NN1 3JT

 **DAVID COSBY**
ESTATE AGENTS



St Michaels Road

Northampton, NN1 3JT

Total GIA Floor Area Exc. Garage | Approx. 105 sqm (1130 sqft)



3 Bedrooms



2 Reception



1 Bathrooms

Features

- Victorian mid-terrace property
- Central Northampton location
- Three double bedrooms
- Refitted kitchen and bathroom
- Small rear courtyard garden
- Two-Unit cellar with power and lighting
- Potential for HMO conversion (STP)

Description

A traditional Victorian mid-terrace property located in the heart of Northampton town centre. Constructed from Flemish bond red bricks beneath a pitched and tiled roof; this conveniently located home offers spacious accommodation across three floors which includes an entrance hallway, front lounge, dining area, refitted kitchen, and a refitted ground floor bathroom. To the first floor are two double bedrooms, with a further double bedroom on the top floor.

Outside, there is a small courtyard garden to the rear, and the property further benefits from a cellar with separate workshop area. The property has potential for HMO use, subject to the relevant planning consents.



Situated in Northampton town centre, St Michael's Road offers excellent access to local amenities, including shops, restaurants, and leisure facilities.

The Property

Entrance Hallway

Accessed via a part double-glazed UPVC front door, the entrance hallway features laminate wood-effect flooring, a radiator, dado rail, and picture rail. Doors lead to the front lounge, dining room, and cellar.

Sitting Room

The front lounge benefits from a double-glazed window to the front aspect, a picture rail, broadband media point, and a radiator. The room is soon to be fitted with laminate wood-effect flooring and has a feature tiled fireplace with a tiled hearth.

Dining Area

The dining area includes a double-glazed window to the rear aspect, a radiator, and cut pile carpet. A door provides access to the first-floor stairs, and the space leads into the refitted kitchen.

Kitchen

The refitted kitchen is equipped with a range of wall and base units with complementary work surfaces. There are tiled splashbacks, an integrated electric hob and oven, and an extractor hood. Space and plumbing are provided for a washing machine and an upright fridge-freezer. The kitchen also includes a utility cupboard housing the Worcester gas combination boiler. There are two double-glazed windows to the side aspect providing good natural lighting and a part-obscured double-glazed door leading to the rear courtyard. The kitchen and hallway are finished with laminate flooring.

Bathroom

The refitted ground-floor bathroom includes a low-level WC, pedestal wash hand basin with stainless steel mixer tap, a panelled bath with hot and cold taps, and a Mira Sport power shower with screen. The bathroom is finished with tiled walls, a radiator, an extractor fan, and an obscured double-glazed window to the side aspect.

Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. We ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.



The Property

First Floor

Bedroom One

Located at the front of the property, bedroom one includes a double-glazed window, a feature fireplace with a tiled hearth and surround, and a radiator. The room is finished with cut pile carpet and includes an over-stairs storage cupboard. A hardwired smoke alarm is also fitted.

Bedroom Two

The second bedroom features a double-glazed window to the rear aspect, a radiator, and cut pile carpet. A hardwired smoke alarm is also fitted.

Second Floor

Bedroom Three

The top-floor bedroom is a spacious double with a double-glazed window to the rear aspect, an electric wall panel heater, a feature fireplace, and cut pile carpet. A hardwired smoke alarm is also installed in this room.

Cellar

Accessed via stairs from the entrance hallway, the cellar is a large double-chambered space with brick flooring. It features a separate brick workshop area and is fitted with power lighting. The cellar houses the gas and electric meters and includes a hardwired smoke alarm.



Outside Areas

Rear Courtyard Garden

The rear garden includes a slabbed patio area with a recently rendered wall providing space for garden planters. There is also a raised bed with wildflowers and a small area for further planting.

Location

Situated in Northampton town centre, St Michael's Road offers excellent access to local amenities, including shops, restaurants, and leisure facilities. Northampton Railway Station is within walking distance, providing regular services to London Euston and Birmingham New Street, making this location ideal for commuters. The area also offers easy access to major road networks, including the A45 and M1, as well as being well-served by public transport.

Northampton itself is steeped in history, with landmarks such as the 12th-century Northampton Castle site and the nearby Abington Park. The town offers a vibrant mix of shopping, dining, and cultural activities, including the Royal & Derngate Theatre and the Northampton Museum and Art Gallery.

Property Information

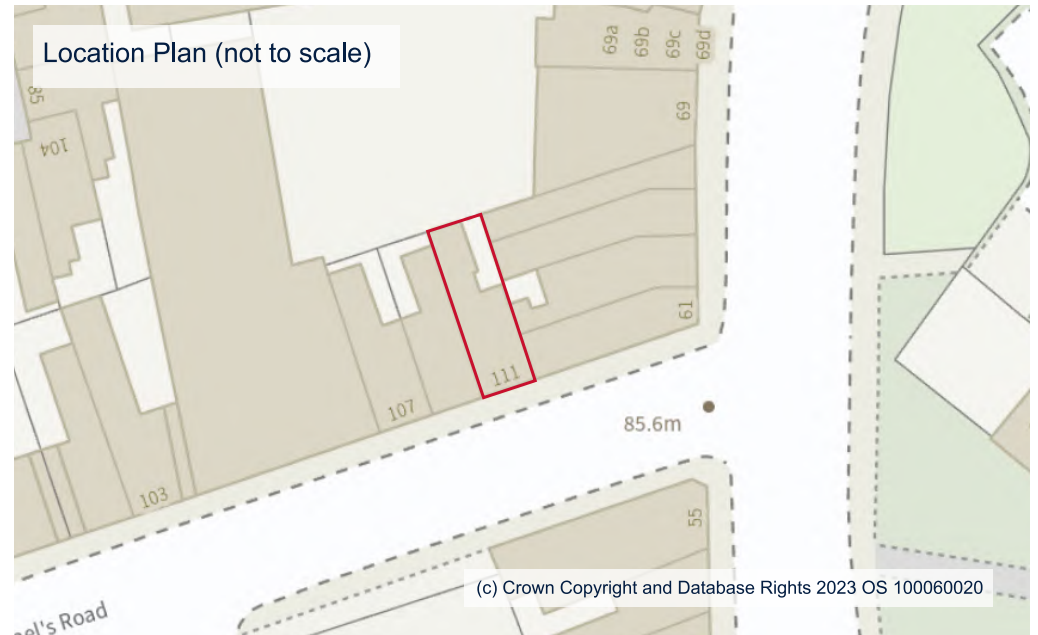
Local Authority: West Northamptonshire Council (Northampton Area)

Services: Water, Drainage, Gas & Electricity

Council Tax: Band A **EPC:** Rating E

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.



(c) Crown Copyright and Database Rights 2023 OS 100060020

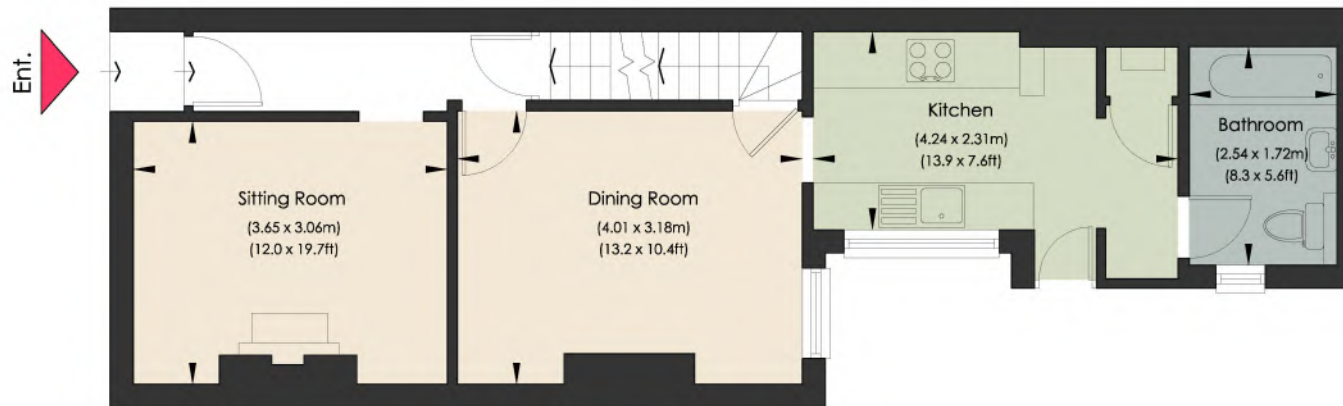
St Michaels Road, Northampton, NN1 3JT

Approximate GIA (Gross Internal Floor Area) Inc. Cellar = 105 sqm (1130 sqft)



David Cosby Chartered Surveyors & Estate Agents

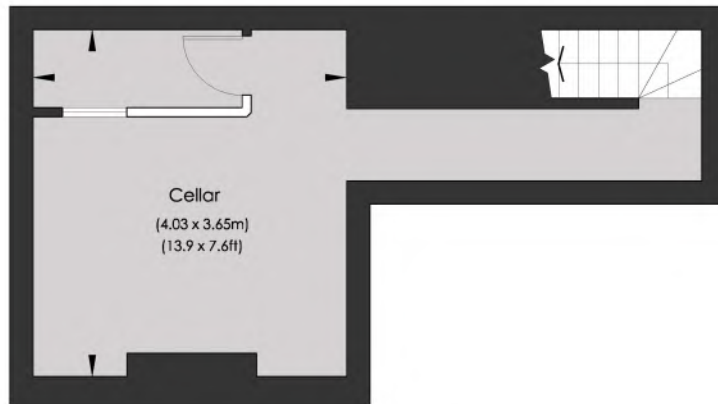
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



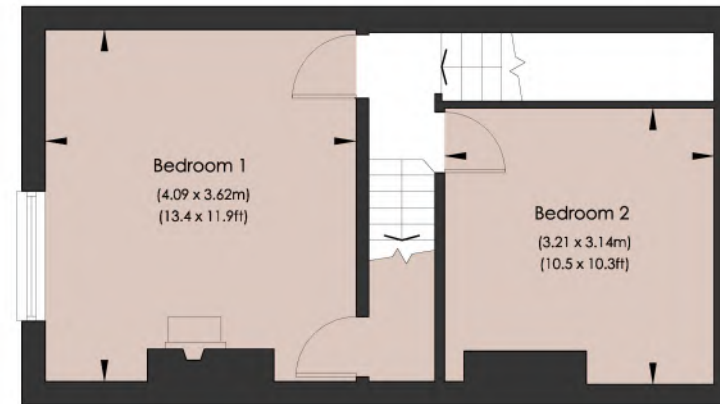
GROUND FLOOR GIA = 46.6 sqm (502 sqft)



SECOND FLOOR GIA = 8 sqm (86 sqft)



CELLAR FLOOR GIA = 18.2 sqm (196 sqft)



FIRST FLOOR GIA = 32.0 sqm (344 sqft)



NORTHAMPTON

01604 979628

enquiries@davidcosby.co.uk

www.davidcosby.co.uk



RICS

rightmove



The Property Ombudsman

arla | propertymark

PROTECTED

naea | propertymark

PROTECTED

OnTheMarket



DAVID COSBY
ESTATE AGENTS

Thinking of Selling?



MAKE SURE YOUR ESTATE AGENT IS REGULATED BY THE RICS

David Cosby Chartered Surveyors & Estate Agents are an RICS regulated firm and have the benefit of Surveying and Legal expertise to help with your sale and purchase. Estate Agents who are regulated by the RICS uphold the core principles of transparency and provide the highest level of professional standards and ethics.

We are so confident in the professional service we provide that we have no fixed term contract or tie in periods, and our current rate is just **1% Including VAT** on a **No Sale - No Fee** basis.

As an independent family run business with your best interests at heart we are able to provide a comprehensive personal service that cannot be matched by the larger corporate firms.

If you are considering selling or would like further information then please contact us on **01604 979628** to arrange a no obligation market appraisal. Alternatively, visit our website at **davidcosby.co.uk**



Gareth Powell
MARLA
Sales & Lettings Manager



David Cosby
MRICS
Director | Building Surveyor



Virginia Church
MRICS
Building Surveyor



Natasha Cosby
MNAEA | Solicitor
Director | Practice Manager



Sadie Tyson
MNAEA
Sales & Lettings Agent



@ enquiries@davidcosby.co.uk

☎ 01604 979628

www.davidcosby.co.uk