

# HENDERSON CONNELLAN

ESTATE AGENTS



“Put Your Own Stamp”



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Offered for sale with no chain, this two bedroom terraced property presents an excellent opportunity for you to put your own stamp on the long timeline of history in this period home.

### Property Highlights

- Situated in a popular residential area of Northampton, this Property is a stone's throw away from local amenities, green space, and parks. The Town Centre is just a 10-minute walk away and there is easy access to the A508 and A45 by car. The M1 Motorway is a 20-minute drive and Northampton train station is approximately 1.8 miles away offering a fantastic commuter rail link to London.
- Requiring modernisation, the Property would benefit from cosmetic refurbishment, however there is a modern gas fire combi boiler and uPVC double glazed windows.
- Entrance through the timber front door leads into the Entrance Hall with access to the principal accommodation and stairs rising to the first floor.
- The Living Room boasts ample sunlight from the window to the front elevation, featuring a blocked off cast iron fireplace, and original solid timber storage cupboards on either side of the chimney breast.
- Generously sized Dining Room offering a flexible layout, with a tall window looking out to the rear Garden, a timber door leading to the rear hallway, a gas fireplace and original timber cupboards and a shelving unit either side of the chimney breast.
- Fitted Kitchen with dual aspect windows, eye and base level units topped with roll-top work surfaces, tiled splashbacks, a stainless steel sink with draining board, freestanding oven, and plumbing for a washing machine (not included).
- Rear Hall with a door leading to the rear garden and access to the ground floor WC, which includes a wall-mounted hand wash basin and a low-level WC.
- The stairs flow up to the first-floor Landing with a useful storage cupboard and timber doors to the first floor Rooms.
- Two Bedrooms, both of which are double in size, with Bedroom One featuring a traditional period fireplace and boasting an abundance of natural light from the window at the front elevation.
- Well-proportioned family Bathroom with a window to the rear elevation and a three-piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with an electric shower over.
- EPC Rating: C - Council Tax Band: A

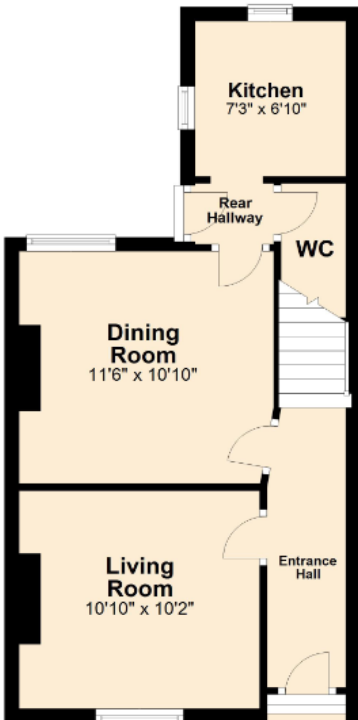
### Outside

Nestled in a historic street and surrounded by homes of similar character, the property boasts substantial kerb appeal, featuring steps leading up to the front door.

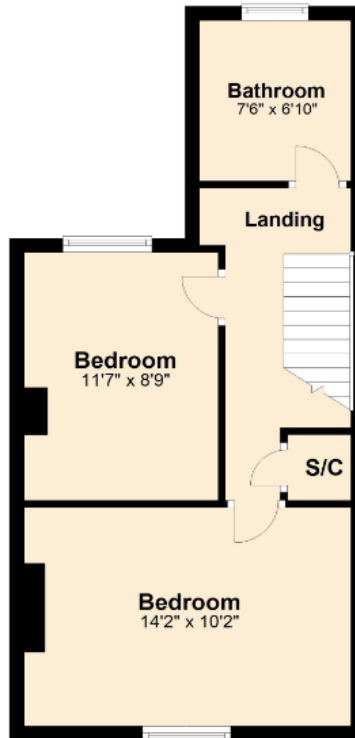
The enclosed rear garden features a hardstanding area at the rear of the property and a low-level brick wall with a raised bed. There is a path that runs partially down one side of the property, with steps providing access to an area of lawn, and a period red brick wall encloses the garden on one side and at the rear.

# Floorplan

Ground Floor



First Floor



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