



**Argyle Street**

St James, Northampton

**oriordanbond**  
SALES & LETTINGS





## Argyle Street

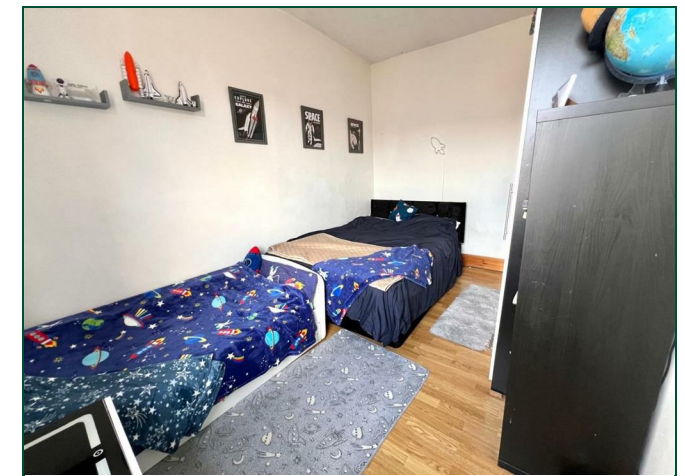
St James  
NN5 5LJ

Price  
£205,000

Located within the ever popular area of St. James, set within close proximity to a wealth of amenities including local schools and shops along with Northampton's town centre and train station, is this well presented two bedroom terraced house.

Having been cleverly extended to the rear with scope to add further extension work, the property offers generous living space throughout and would make an ideal purchase for first time buyers. Accommodation comprises entrance hall, sitting/dining room, re-fitted kitchen and shower room. To the first floor are two double bedrooms. Further benefits include a well presented rear garden being mainly laid to lawn with decking area, a working cellar, gas central heating and uPVC double glazing throughout. (B/958/M)

- Extended two bedroom terraced home
- Re-fitted kitchen
- Re-fitted shower room
- Cellar
- Gas radiator heating
- Enclosed rear garden











#### Additional information

- Council Tax Band: A
- Energy Efficiency Rating:

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

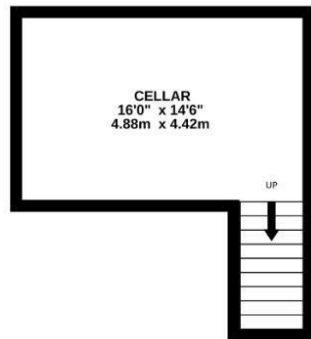
**O'Riordan Bond Duston Sales**

**01604 589007**

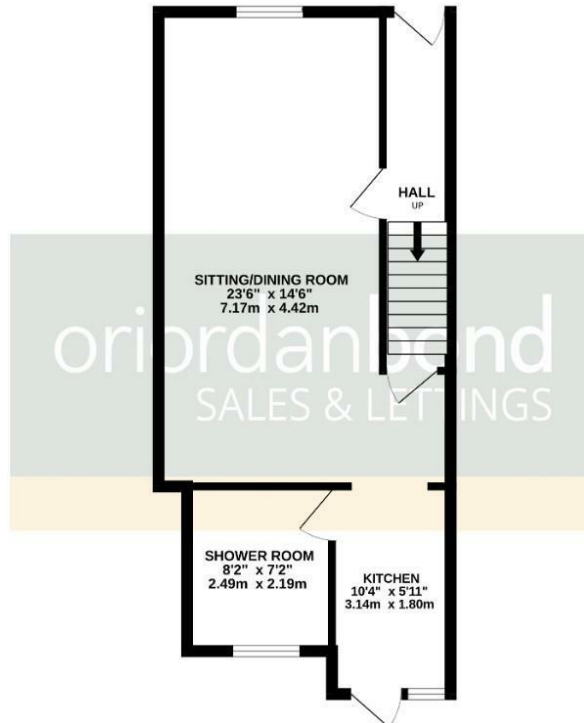
duston@oriordanbond.co.uk



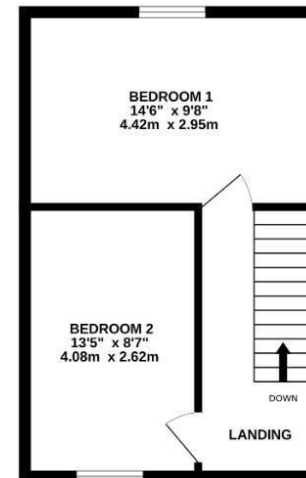
**BASEMENT**  
163 sq.ft. (15.2 sq.m.) approx.



**GROUND FLOOR**  
461 sq.ft. (42.8 sq.m.) approx.



**1ST FLOOR**  
334 sq.ft. (31.0 sq.m.) approx.



**TOTAL FLOOR AREA : 958 sq.ft. (89.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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