

### Directions

### Viewings

Viewings by arrangement only. Call 01604 210693 to make an appointment.

### EPC Rating

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



**Floor -1 Building 1**

**Floor 0 Building 1**

**Floor 1 Building 1**

**Floor 0 Building 2**

**Approximate total area<sup>(1)</sup>**

1364.97 ft<sup>2</sup>

126.81 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

23 St. Davids Road, Northampton, NN2 7QJ

Offers over £270,000

- Recently renovated
- Private rear garden
- Garden office
- Converted cellar
- Ornate radiators
- Stunning three double bedrooms
- Newly fitted kitchen and bathroom
- Low maintenance garden
- Double glazed windows

# 23 St. Davids Road, Northampton NN2 7QJ

We are excited to showcase this exceptional three-bed terraced house, a standout property in the local market. Thoughtfully refurbished in recent years with no detail overlooked, it has been transformed into a modern sanctuary of comfort and style.

The property features an extensive renovation, including complete rewiring, plastering, painting, and the installation of new doors and premium windows throughout. With a newly installed central heating system and integrated smoke and burglar alarms, this home ensures both comfort and security.

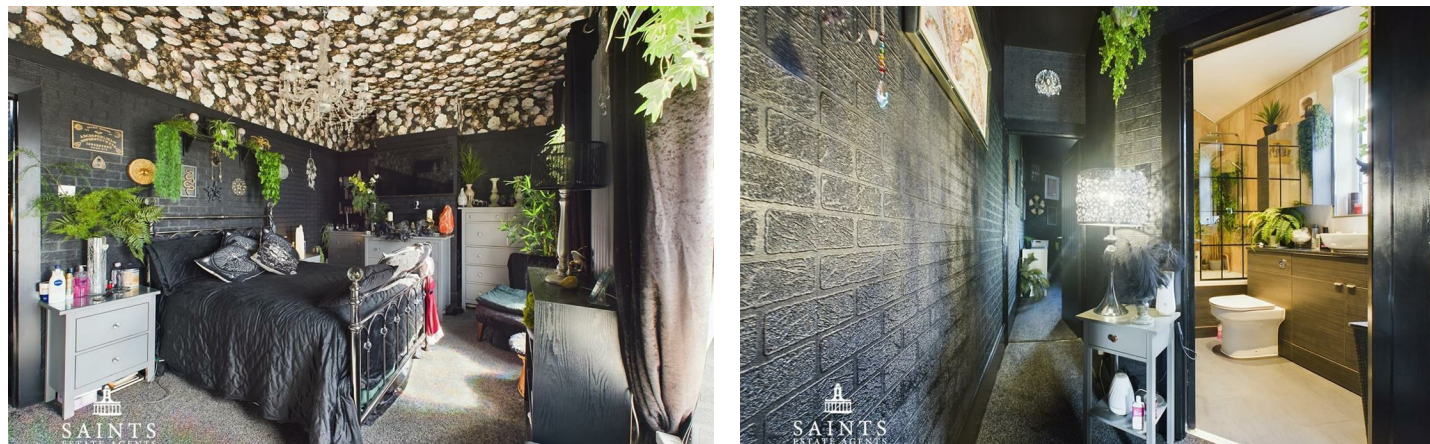
Upon entering, you'll discover a spacious cellar that's ideal for storage or can be converted into a personal gym. Fitted with lighting and shelving, this flexible space offers endless possibilities.

On the ground floor, the expansive entrance hall creates a welcoming first impression. The brand-new kitchen is perfect for culinary enthusiasts, featuring sleek, modern finishes, while the freshly decorated dining room offers the ideal setting for hosting gatherings. The lounge area, with its built-in bar, adds a sophisticated touch to your entertaining space.

Upstairs, you'll find three beautifully decorated double bedrooms, each designed as a peaceful retreat for relaxation and restful sleep. The luxurious new bathroom includes a bath with an overhead shower and fitted



Council Tax Band: B



## Hallway

Double glazed door to hallway, ornate radiator, stairs rising to first floor landing, door leading to dining room, door leading to lounge, door with steps down to converted cellar.

## Dining Room

Ornate radiator, tiled flooring, double glazed window to front.

## Kitchen

Range of eye and base units with work surfaces over, built in 5 ring gas hob with extractor fan over, tiled around, tiled flooring, double glazed window to rear, sink with mixer tap, built in oven, space and plumbing for washing machine, space for dish washer, space for fridge freezer, spotlights to ceiling.

## Lounge

Ornate upright radiator, double glazed window and double glazed door to rear, spotlights to ceiling, built in bar (which can be dismantled if you don't want the bar), fridge under bar.

## Cellar

Door leading down to cellar which has been skimmed and tanked into a room, power and light.

## First Floor Landing

Door to all rooms, radiator, double loft hatch, pull down ladder and its fully boarded.

## Master Bedroom

Two double glazed windows to front, high ceilings.

## Bedroom 2

Two built in cupboards, cupboard to the left you have wall mounted combi boiler, two double glazed windows to front, one double glazed window to rear, high ceilings, lot of storage space.

## Bedroom 3

Double glazed window to rear, high ceiling.

## Bathroom

Range of vanity units with work surfaces over, tiled around, sink with mixer tap, double glazed window to side, low level WC, bath with glass screen, two showers.

## Rear Garden with Artificial Grass

Access leading to front through door.

## Artificial Grass

Fence to side, wood built office with summer house, with pitched roof, double glazed door, double glazed windows, power and light.