

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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor 0

- Hallway: 5'8" x 2'8" (1.73 x 0.83 m)
- Bathroom: 5'6" x 7'3" (1.70 x 2.22 m)
- Kitchen: 9'9" x 10'3" (2.98 x 3.14 m)
- Living Room: 15'9" x 10'10" (4.82 x 3.32 m)
- Hallway: 4'3" x 4'7" (1.30 x 1.40 m)

Floor 1

- Bedroom: 6'11" x 9'3" (2.11 x 2.84 m)
- Landing: 6'11" x 5'11" (2.11 x 1.82 m)
- Bedroom: 8'9" x 12'3" (2.67 x 3.75 m)
- Bedroom: 15'10" x 10'10" (4.83 x 3.32 m)

Approximate total area⁽¹⁾
765 ft²
71.1 m²

(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 Carlton Road, Northampton, NN2 7DQ

£269,995

- Three Bedroom Terraced
- Large Comfortable Living Room
- Private Large Rear Garden
- Modern Kitchen
- Double Glazed Throughout
- Close to Local Amenities

23 Carlton Road, Northampton NN2 7DQ

Nestled on the popular Carlton Road, this charming three-bedroom terraced house offers a perfect blend of modern comfort and functional living space, ideal for families, professionals, or investors alike.

Step into the large, comfortable living room, a bright and welcoming space perfect for relaxation and entertaining. Double doors at the rear open directly onto the garden, allowing natural light to pour in while providing seamless indoor-outdoor living—ideal for summer evenings or weekend gatherings.

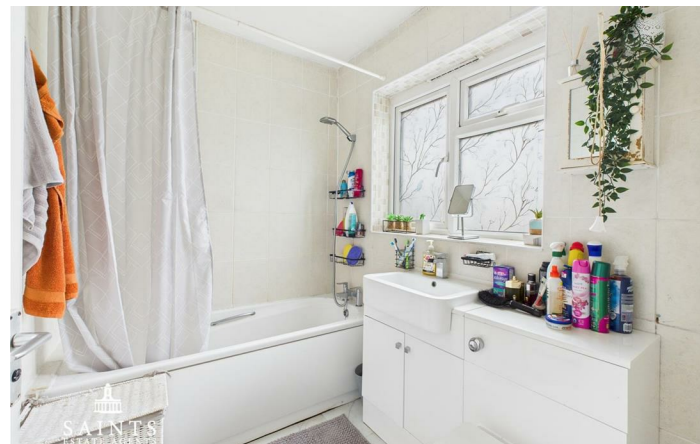
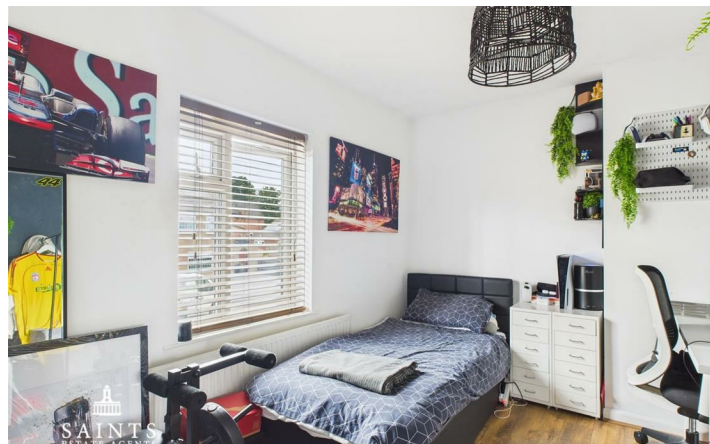
The modernised kitchen is thoughtfully designed and fully equipped with all essential appliances, combining style with practicality. Whether you're preparing a family meal or a quick breakfast, this kitchen caters to all your culinary needs with ease.

Conveniently located on the ground floor is a contemporary bathroom, complete with a low-level WC and tasteful finishes, offering both comfort and accessibility.

Upstairs, the home boasts three bedrooms, each offering ample room for rest, storage, or working from home. The versatile layout suits a variety of lifestyles and family setups.



Council Tax Band: A



Hallway

Carpeted stairs rising to first floor landing, doors leading to the kitchen and living room.

Living Room

Double glazed window to front, radiator, laminate flooring, double glazed door to rear leading into the garden.

Kitchen

Double glazed window to front, laminate flooring, marble work surfaces, built in gas cooker with oven, sink with mixer taps, washing machine.

Downstairs Bathroom

Double glazed window to rear, low level wc, sink with mixer tap, bath with shower mixer.

First Floor Landing

Double glazed window to rear with shutter blinds, carpeted, doors leading to all bedrooms.

Bedroom 1

Double glazed windows to front and rear, radiator, carpeted,

Bedroom 2

Double glazed window to front, laminate flooring, radiator,

Bedroom 3

Double glazed window to rear, radiator, laminate flooring.