



Connells

Essex Street  
Northampton



# Essex Street Northampton NN2 6DR

for sale offers over  
**£190,000**



## Property Description

\*\*\*NO UPPER CHAIN\*\*\* Pleasantly situated in an area with lots of local amenities, this three/four bedroom home would make a great investment purchase. Previously a HMO, this property is in good condition throughout and ready to move into. It's ideally situated within walking distance of Northampton town centre, Northampton Train Station, as well as numerous parks and schools, making it an excellent choice for both families and professionals alike. The accommodation consists of two reception rooms downstairs, which can be used as bedrooms, kitchen, shower room, utility room, three bedrooms, and the family bathroom. Externally, the property benefits from an enclosed rear garden.

## Entrance Hall

Enter via wooden door to the front aspect. Wall mounted radiator.

## Lounge

10' 10" x 9' 8" ( 3.30m x 2.95m )  
Double glazed window to the front aspect.  
Wall mounted radiator.

## Dining Room

11' 2" x 11' 3" ( 3.40m x 3.43m )  
Double glazed window to the rear aspect.  
Electric fire place. Chimney breast. TV point.  
Wall mounted radiator.

## Kitchen

10' 6" x 7' 9" ( 3.20m x 2.36m )

Wall and base units. Worksurfaces. Sink and drainer unit. Space for white goods. Combi boiler. double glazed window to the side aspect.

## Bedroom One

10' 5" x 14' 2" ( 3.17m x 4.32m )

Double glazed window to the front aspect.  
Wall mounted radiator. Chimney breast.

## Bedroom Two

8' 9" x 11' 4" ( 2.67m x 3.45m )

Double glazed window to the rear aspect.  
Wall mounted radiator. Chimney breast.

## Bedroom Three

7' 7" x 9' 8" ( 2.31m x 2.95m )

Double glazed window to the rear aspect.  
Wall mounted radiator. Access to loft space.

## W.C

Wash hand basin and low level WC. Double glazed window to side aspect. Wall mounted radiator.

## Bathroom

Shower cubicle, wash hand basin and low level WC. Double glazed window to the side aspect. Wall mounted radiator.

## Outside

## Rear Garden

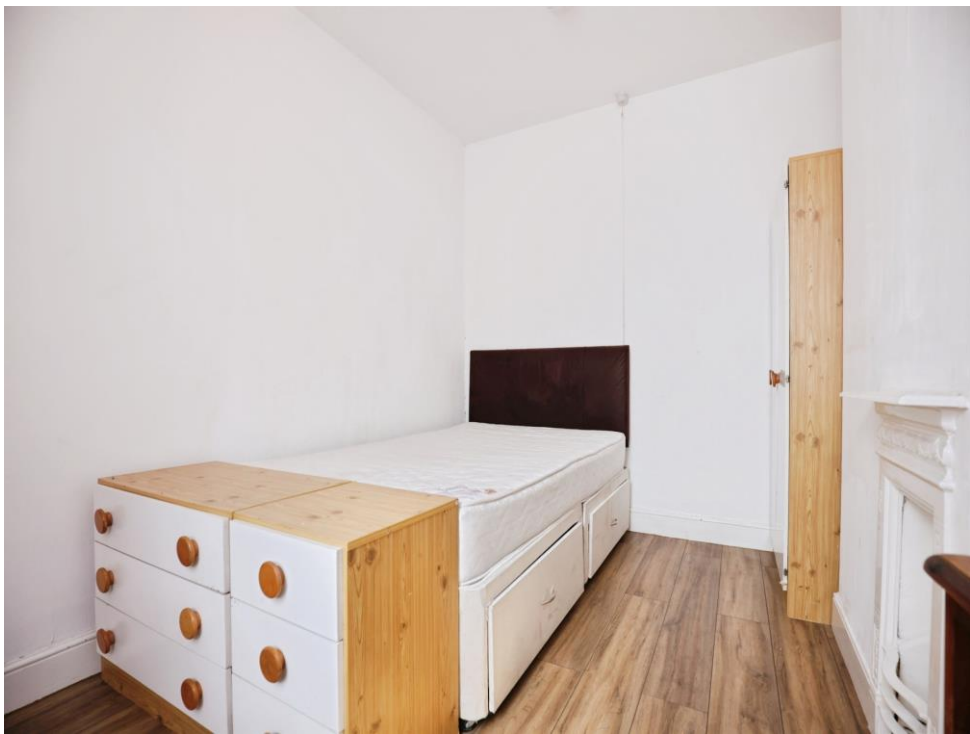
Gravel and block paved. Enclosed by wall and fencing.

## Cellar

10' 1" x 14' 2" ( 3.07m x 4.32m )

Gas meter and fuse board.

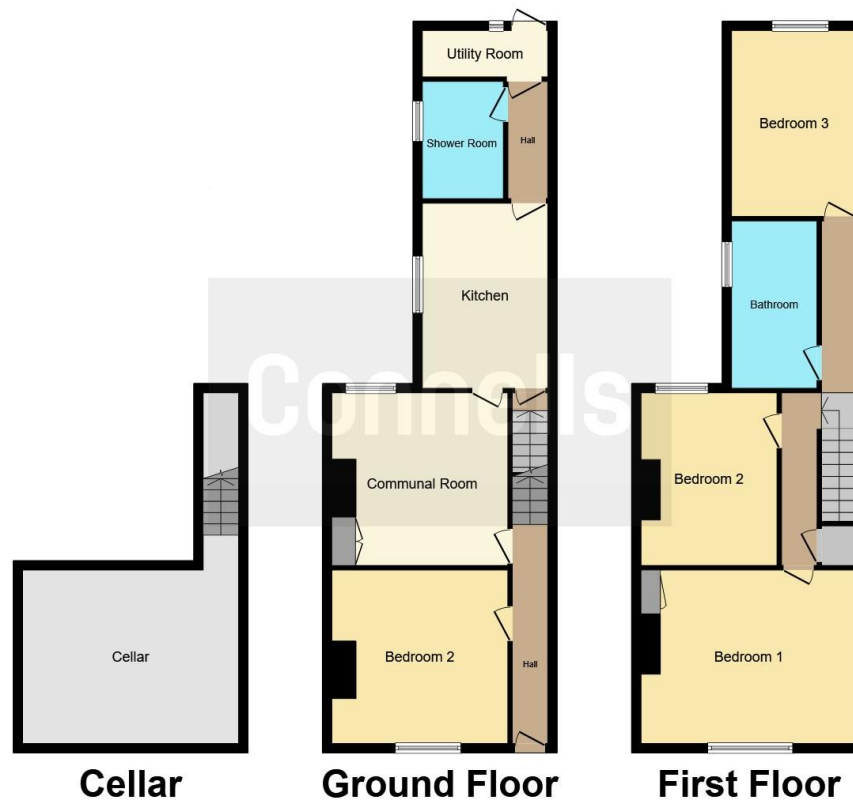












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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6 Wood Hill  
 NORTHAMPTON NN1 2DA

EPC Rating: D    Council Tax  
 Band: A

Tenure: Freehold

**view this property online** [connells.co.uk/Property/NHT414003](http://connells.co.uk/Property/NHT414003)



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