



399 Wellingborough Road, Northampton, NN1 4EY

HOWKINS &
HARRISON

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Guide Price £495,000

A substantial Victorian town house offering just over 3000sq ft of versatile accommodation arranged over four floors overlooking Abington Park. The property retains some original and character features to include corniced ceilings, fireplaces and shows elements of its former use as a guest house which, if desired, could be brought back to its original use as a fine family home offered for sale with NO UPWARD CHAIN.

Features

- Substantial town house
- Four floors of accommodation
- Three reception rooms
- Kitchen
- Basement accommodation
- Seven bedrooms
- Over 3000 sq ft
- No upward chain



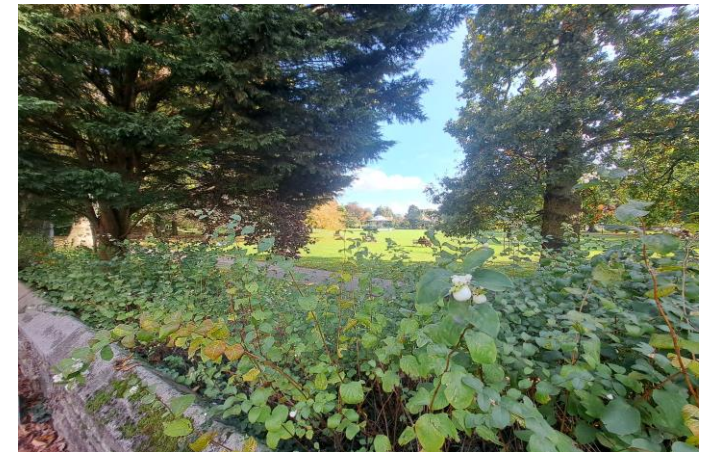
Location

Located opposite Abington Park with its lake, museum and café. A short distance away is vibrant Wellingborough Road, with its range of boutique shops and bars. Shopping facilities can also be found at Weston Favell shopping centre, approximately 1 mile in distance as well as shopping facilities, theatre, restaurants, and banks in Northampton town centre. Northampton main line train station operates to London Euston and Birmingham New Street.



Outside

The front of the property is enclosed by a brick built boundary wall with wrought iron railings. The rear garden is mainly paved with raised flowers beds, store room and gated pedestrian rear access.



Ground Floor

The ground floor accommodation is approached through a hardwood door into the porch, which then continues into the hall where the stairs rising to the first floor accommodation and cloakroom is located. The sitting room has a feature fireplace with mantel surround, coal effect gas fire and original corniced ceiling, the adjoining reception room also features an original corniced ceiling and a shower room. The breakfast room has half panelled walls to waist height and a door into the kitchen which has a range of cabinets, working surfaces incorporating a sink unit, gas hob, oven, plumbing for washing machine, dishwasher and UPVC door to the rear garden. The basement offers a versatile area as further living accommodation or home office with a reception room, bedroom, store room and bathroom.

First Floor

The first floor landing extends into an inner landing that features an original cast iron fireplace, fire exit door, shower room, separate adjoining WC and bedroom. There are three further bedrooms with one bedroom having a shower room.

Second Floor

The second floor has three bedrooms, of which two have shower rooms.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. Tel: 01604-823456

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

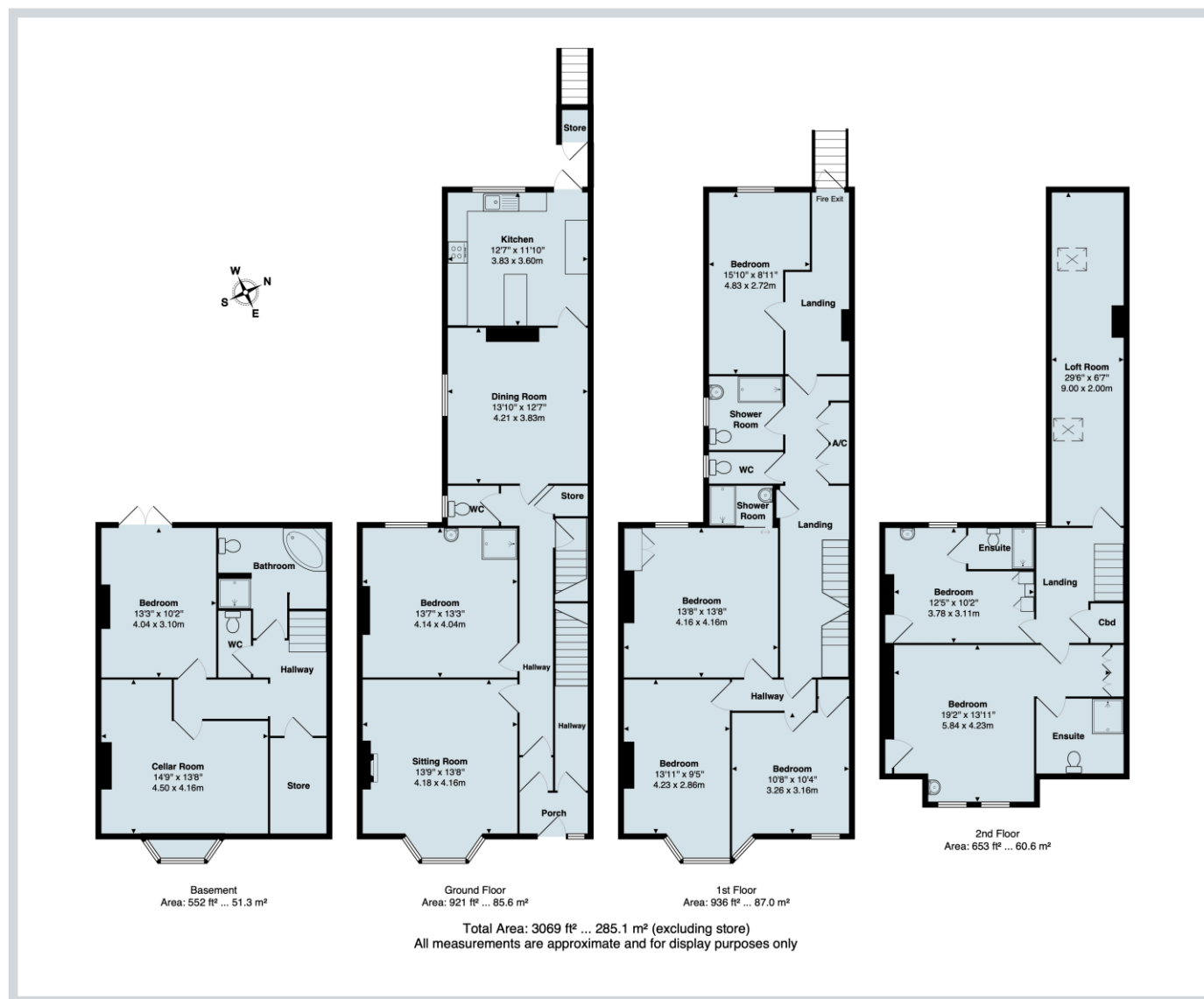
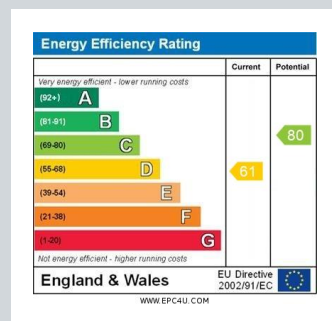
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council.

Tel: 0300-1267000

Council Tax Band- A



Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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