



17 Albion Place, Northampton, NN1 1UD

HOWKINS &
HARRISON

17 Albion Place, Northampton,
NN1 1UD

Guide Price £500,000

A substantial early Victorian grade II listed town house offering versatile living accommodation in the heart of the towns cultural quarter. The property was designed as a symmetrical pair around 1835, with many character features such as the ornate cast iron verandah to the first floor above the fluted Doric columns, a stunning first floor sitting room with original ornate cornicing and full length French doors, the property also comes with a large double garage and self contained studio basement making an ideal home office.

Features

- Character town house built circa 1835
- Lounge & snug
- Laundry room & boot room
- Kitchen/breakfast room
- Four bedrooms & attic room
- Bathroom & shower room
- Double garage
- Self contained basement
- No upward chain



Ground Floor

Upon entering, the hallway has stairs to the first floor as well as lower ground floor accommodation, the lounge has a feature period style cast iron fireplace and picture bay window to the front aspect. The snug also features a period style cast iron fireplace. From the hall there is a boot room which has door leading to the rear garden, boiler cupboard housing the gas fired boiler and hot water cylinder. Just off the rear hall there is a shower room and generous laundry room that has a range of modern cream fronted cabinets, working surfaces, sink unit, plumbing for washing machine and dual aspect windows over the rear garden.

First Floor

The split level first floor accommodation is where the kitchen/breakfast room is located, which has a range of cream fronted cabinets, working surfaces, incorporating a sink unit, hob and oven & plumbing for a dishwasher. There is also a bathroom and cloakroom as well as an impressive master bedroom, which in its day would have been the drawing room with its elegant features such as the ornate cornicing and full height French doors, and to complete this floor there is a further bedroom.



Second Floor

The second floor has two further bedroom and stairs to a useful attic room.

Basement

The basement offers a useful space with a multitude of uses, accessed from the front of the property a uPVC door gives you access into a reception room with a feature period style cast iron fireplace, a rear hall gives you access to a cellar storage area and where the stairs to the main house are but have since been blocked off. The kitchen comes with modern cream facing cabinets, working surfaces, sink unit, space for cooker, plumbing for washing machine, and just off the kitchen is a shower room.

Outside

The front of the property is enclosed by a brick built boundary wall and parkland railings, blocked paved pathway leads to steps up to the front door, lawned garden and stocked borders. The Rear courtyard offers hardstanding seating with established planting and access to the double garage which has an electric roller door.

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

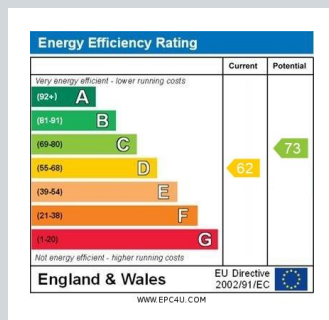
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council.

Tel:0300-1267000.

Council Tax Band- E



Howkins & Harrison

14 Bridge Street, Northampton, NN1 1NW

Telephone 01604 823456
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.