



HOWKINS &
HARRISON

34 Glasgow Street, St James, Northampton, NN5 5BL

Guide Price £230,000

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A spacious three bedroom Victorian bay fronted terrace house, offered for sale with no upward chain and vacant possession.

Ground Floor

The accommodation is approached through a hardwood/glazed front door into the hall where stairs rise to the first floor, with doors to all principal rooms and the cellar. The lounge features a period style cast iron fireplace with tiled inserts and mantel surround, stripped and exposed floorboards which continue into the dining room through a set of double doors, and features a period style fireplace with mantel surround as well as a set of uPVC double glazed French doors onto the garden. The kitchen has a range of cabinets, timber working surfaces incorporating a deep sink, gas hob and oven. The utility room has cupboards, plumbing for washing machine and an "ideal" gas fired combination boiler, there is also a useful adjoining store room.



First Floor

The first floor comprises of three bedrooms, all of which feature period style cast iron fireplaces, and a four piece bathroom suite with bath, shower cubical, wash hand basin and WC.

Outside

The enclosed rear garden has a paved patio and artificial grass area.

Floorplan

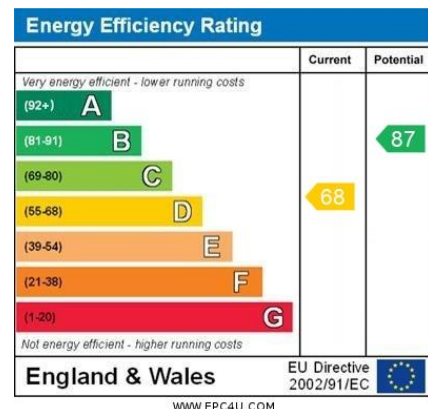
Howkins & Harrison provide these plans for reference only - they are not to scale.

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 available 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.

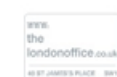
Council Tax Band- B

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