



74 Billing Road, Northampton, NN1 5DE

HOWKINS &
HARRISON

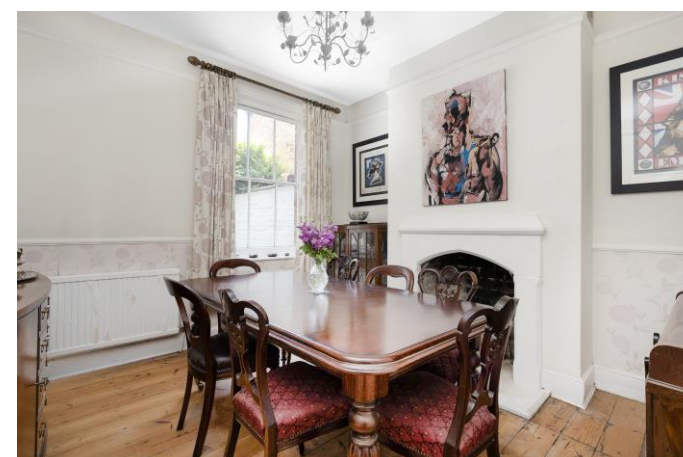
74 Billing Road, Northampton, NN1 5DE

Guide Price £525,000

A fine townhouse conveniently positioned for Northampton School for boys, Abington Park and the town centre. Offering a wealth of character this property enjoys accommodation over three floors with five bedrooms, two reception rooms both with fireplaces and a kitchen/breakfast room.

Features

- Period townhouse
- Fireplaces to reception rooms
- Kitchen/breakfast room
- Cellar & cloakroom
- Five bedrooms
- En-suite & bathroom
- Rear garden & garage



Location

Northampton town centre gives access to major link roads, the M1 & A45, the town centre and Wellingborough Road with various shopping facilities, the Royal & Derngate Theatre, Abington Park and Castle Station with train links to London Euston and Birmingham New Street all within an hour. The property is in the catchment for the much sought-after Northampton Boys' School.



Outside

The front of the property is set back from the Billing Road which is paved with established planting.

The rear garden is mainly lawned, enclosed by a brick built boundary wall with established planting and paved seating area, as well as single garage with access off a rear service road.



Ground Floor

Upon entering the porch you are greeted by a traditional hallway with exposed floorboards that continue into both reception rooms, corniced ceiling, access to the cellar, stairs rising to the first floor accommodation and an original floor to ceiling cupboard adjacent to the cloakroom where there is an original quarry tiled floor. The sitting room has a feature fireplace, original corniced ceiling and rose and bay window to the front. The dining room also features a fireplace and window to the rear. The kitchen/breakfast room has a range of high gloss cabinets, "butchers block" working surfaces incorporating a sink unit, gas hob, double oven, dishwasher and space for washing machine, space for fridge/freezer, concealed Vaillant combination gas fired boiler and uPVC French doors onto the rear garden.

First Floor

The first floor accommodation comprises of three bedrooms with the master having a fireplace with wardrobes either side and the family bathroom suite.

Second Floor

The second floor has a further two bedrooms and an en-suite shower room.

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

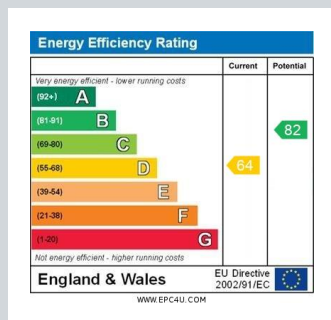
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council.

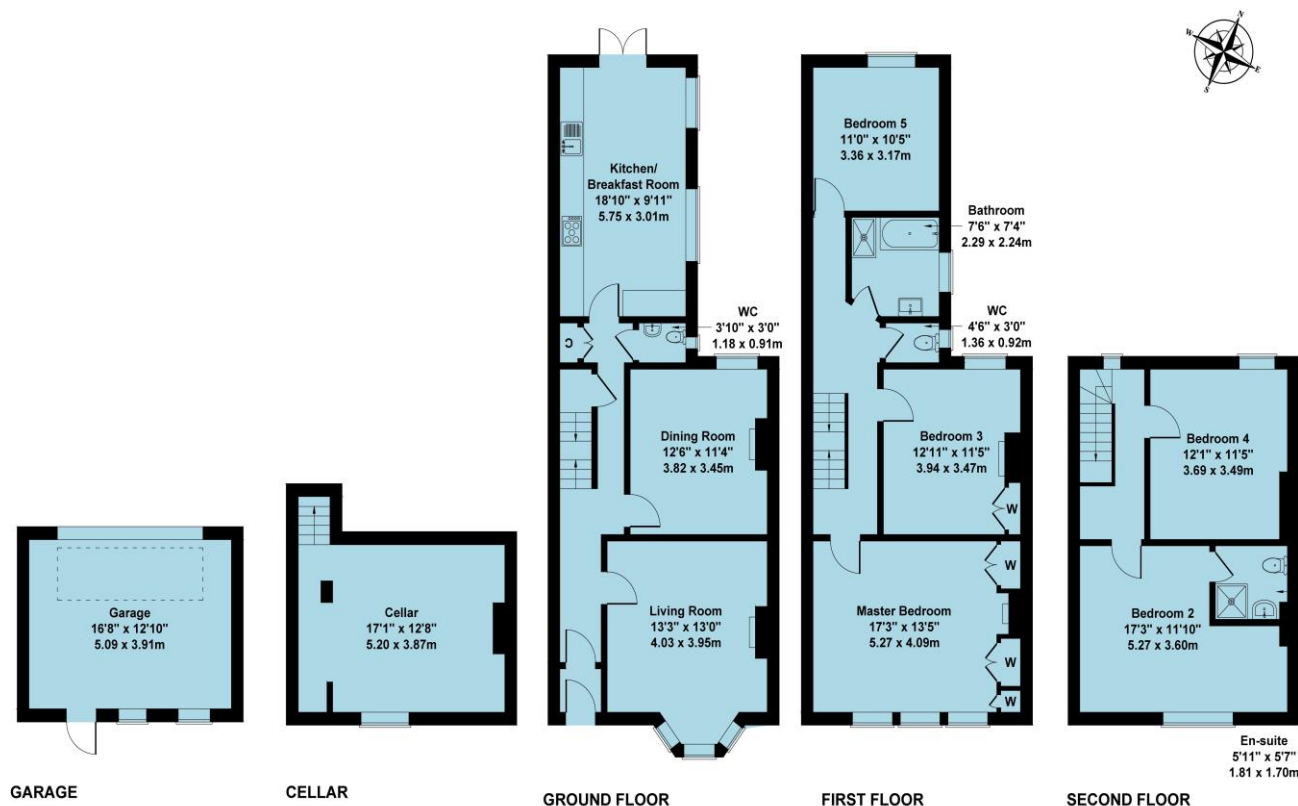
Tel:0300-1267000.

Council Tax Band- E



74 Billing Road Northampton NN1 5DE

Approximate Gross Internal Area
2260 sq ft - 210 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Howkins & Harrison

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