

## Cloutsham Street, Northampton NN1 3LL



**£182,500**

Positioned on a popular street in the Mounts close to Northampton town centre with its plethora of amenities is this two bedroom Victorian terrace that offers generous living space and plenty of potential to personalise. Behind its charming brick façade lies a home with bright, well proportioned rooms, an open plan lounge/dining area, and a low maintenance garden perfect for first time buyers or investors seeking a solid opportunity in a well connected location.

The ground floor features an inviting through lounge/diner with archway and French doors leading to the rear garden. The galley-style kitchen provides ample worktop and storage space, with direct access to the garden for easy outdoor dining. Upstairs are two good-sized bedrooms and a spacious bathroom with a separate shower cubicle and full-sized bath. Outside, the enclosed patio garden offers a private and practical outdoor area bringing together an ideal home or investment.

## Entrance Hall

Enter via a uPVC door with a further door into





### **Lounge/Diner**

22'6" 14'6" at widest (6.872 4.421 at widest)

Three radiators, stairs to first floor and door into kitchen. There is also patio doors into the rear garden.





### **Kitchen**

19'8" x 7'2" (6 x 2.2)

This galley-style kitchen offers a practical and functional layout with ample worktop space and storage across both sides, complemented by a stainless steel sink overlooking the rear garden. Fitted with floor and wall units, tiled flooring, and space for appliances including an oven, it also benefits from a rear door leading directly outside and a door to the cellar.

### **Landing**

Doors to two bedrooms and Bathroom.



### **Bedroom One**

14'6" x 10'8" (4.438 x 3.267 )

Radiator and double glazed window.



**Bedroom Two**

11'5" x 8'6" (3.5 x 2.6)

Radiator and double glazed window.



**Bathroom**

This spacious bathroom offers both a fitted bathtub and a separate corner shower. Finished with white tiled walls and a window, the room also includes a pedestal wash basin, WC, and practical flooring, making it a functional space for everyday use.

**Cellar**

With light and power.



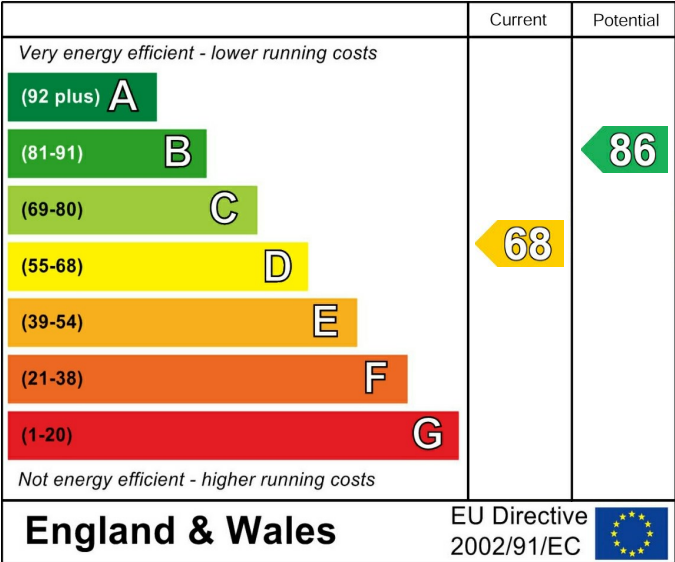
**Rear Garden**

Paved throughout and surrounded by concrete post fencing.



Please Note this floor plan is for illustrative purposes only. All measurements are approximate and no responsibility is taken for error.

Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating

