

OUTSIDE

Lawned area to the front with driveway providing off road parking for one vehicle. There are communal gardens to the rear.

SERVICES

Gas, mains, water and electric are connected.

COUNCIL TAX

West Northamptonshire Council - Band D

LOCAL AMENITIES

There are a variety of shops, restaurants and public houses and a number of niche retail outlets, all within walking distance. Nearby Guildhall Road is the home of the historic Royal Theatre of Northampton, one of the oldest Repertory Theatres in the country. Adjacent to the Royal is the Derngate Theatre and opposite is the Northampton Boot and Shoe Museum. Becketts Park stands close by. All

major shopping and service facilities are within walking distance of the property, as are Northampton central bus station and Northampton railway station.

HOW TO GET THERE

From Northampton town centre proceed along Derngate passing the theatre heading towards Becketts Park. On passing Hazelwood Road on the left take a right hand turning onto Scholars Court proceed to the bottom and turn right where the property can be found on the left hand side.

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AGENTS NOTE

We have been informed that the service charge for communal areas is £1,144.74 and a ground rent of £100, these can be paid annually or paid in quarterly installments.

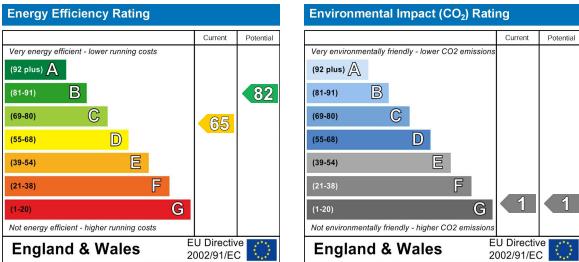
44 Scholars Court, Northampton, Northamptonshire,
NN1 1ES



Asking Price £289,000 Freehold

A very attractive modern four bedroomed town house situated in Northampton town centre with superb views overlooking Becketts Park. The property is arranged over three floors extending to approximately 950 square feet comprising entrance hall, WC, bedroom four, open plan lounge/dining room, kitchen/breakfast room to the first floor, three bedrooms and two bathrooms to the second floor. The property benefits from a single off road parking space with vehicular access to an integrated garage.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

22'00" x 6'03"

Entered via a solid wood front door, stairs rising to first floor, carpet fitted, door to the rear and door to:-

WC

7'09" x 2'02"

Suite comprising of WDC, hand wash basin, tiled splash back, carpet fitted and window to the rear elevation.

BEDROOM FOUR/STUDY

8'01" x 6'09"

Window to the rear elevation, carpet fitted, space for a single bed and is currently used as a home office.

FIRST FLOOR

KITCHEN/BREKFAST ROOM

1'06" x 7'07"

Fitted with a range of floor and wall mounted storage cabinets with composite worktop, tiled splash backs, integrated appliances including double oven, four ring gas hob, fridge/freezer and space for dishwasher and washing machine. There are windows to the front elevation, wall mounted Glow Worm boiler, space for a breakfast table, double Juliet doors leading to the front elevation.



LOUNGE/DINER

15'04" x 10'10"

Window to the rear elevation overlooking Becketts Park, electric fire with wood and granite surround, granite

hearth, carpet fitted, TV and telephone points connected. This room is open plan to:-



DINER

8'09" x 7'08"

With Juliet doors to the rear elevation overlooking Becketts Park.



SECOND FLOOR

BEDROOM ONE

12'02" x 11'01"

Fitted with a range of wardrobes and side tables, space for double bed, carpet fitted and window to the rear elevation with radiator below. Door leading to:



ENSUITE

10'02" x 2'09"

Suite comprises of shower cubicle with tiled walls, WC, hand wash basin, tiled splash backs and carpet fitted.



BEDROOM TWO

10'11" x 9'02"

Window overlooking the front elevation with radiator below, space for a double bed and carpet fitted.



BEDROOM THREE

8'00" x 7'08"

Window to the front elevation, carpet fitted and space for single bed. This room is currently used as a walk in wardrobe.

FAMILY BATHROOM

6'09" x 6'00"

Suite comprising of WC, hand wash basin, bath with shower mixer tap over, half tiled walls and window to the rear elevation.



INTEGRATED SINGLE GARAGE

With up and over door to the front elevation and integrated door leading to the entrance hall.

For further information on viewing call 01604 230222