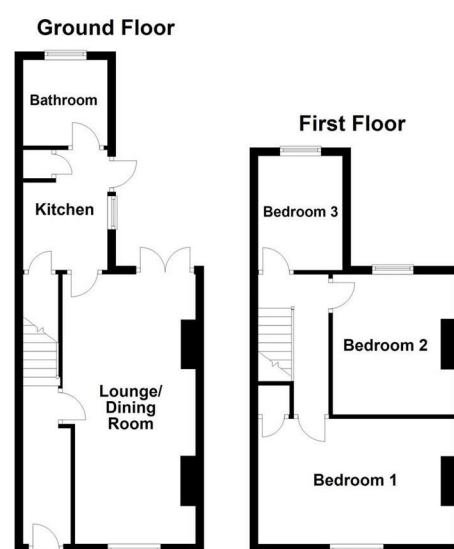


24 Lower Hester Street, Semilong, Northampton, NN2 6BL

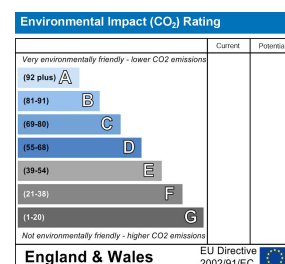
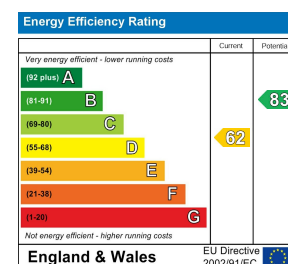


Not to scale. For illustrative purposes only

Asking Price £195,000 Freehold

A very well maintained three bedroomed Victorian mid terrace property situated on a quiet road in the popular residential area of Semilong. The present vendor has carried out a number of improvements to include refitting of the kitchen and bathroom, landscaping of the garden and carried out a complete redecoration programme. The accommodation comprises entrance hall, 22 foot lounge/diner with multi fuel log burner, kitchen with utility cupboard and bathroom. To the first floor there are three bedrooms. The rear garden is mainly laid to stone patio and enjoys a sunny aspect and a high degree of privacy.

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9 Westleigh Office Park, Northampton, NN3 6BW

T: 01604 230222 F: 01604 232627

www.richardgreener.co.uk

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Enter via a UUPVC double glazed front door with stained glass window, radiator, stairs to the first floor and door to:-

LOUNGE/DINER

22'10 x 10'6

UPVC double glazed window to the front, multi fuel log burner with slate hearth and exposed brick chimney breast.



DINING AREA

UPVC double glazed french doors to the rear garden and radiator.



KITCHEN

10'5 x 6'7

A refitted kitchen comprising a range of base and eye level units, roll top work surfaces, tiled splashbacks, stainless steel sink and drainer with chrome mixer tap, oven, hob and extractor, plumbing for dishwasher and space for fridge, gas wall mounted combination boiler housing cupboard, UPVC double glazed window to the side, door to utility cupboard and pantry with plumbing for washing machine and a UPVC double glazed door to the garden. A further door leads to:-



BATHROOM

6'4 x 5'4

A refitted suite comprising WC, wash hand basin, P shaped bath with rain head shower and hand held shower attachment with a semi circular glass screen, tiled splashbacks, extractor and UPVC double glazed window with obscure glass to the rear.

CELLAR

With power and lighting.

FIRST FLOOR

LANDING

Loft access hatch and doors leading to:-

BEDROOM ONE

13'3 x 10'4

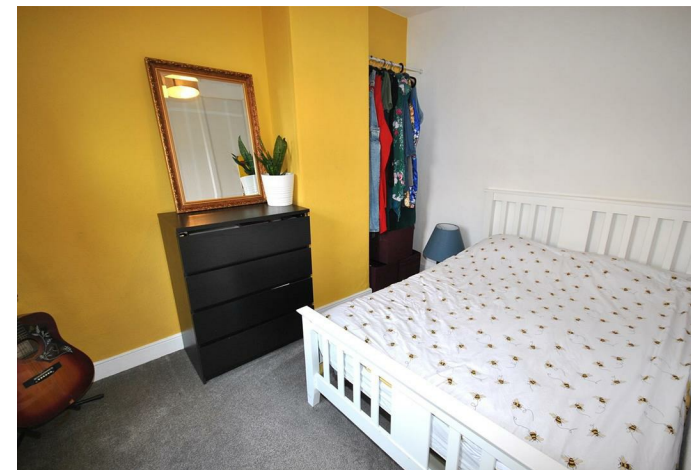
UPVC double glazed window to the front, built in wardrobe and radiator.



BEDROOM TWO

11'1 x 8'1

UPVC double glazed window to the rear and radiator.



BEDROOM THREE

10'0 x 6'7

UPVC double glazed window to the rear and radiator.



OUTSIDE

REAR GARDEN

The landscaped rear garden has been mainly laid to stone patio with railway sleepers and raised flower beds, enclosed by brick walling and trellis fencing with mature bushes giving privacy and has an outside tap and power point. The rear garden enjoys a sunny aspect and privacy.



SERVICES

Main drainage gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band A

LOCAL AMENITIES

The property stands close to Northampton town centre within walking distance of the shops, restaurants, cafes and public houses. Northampton bus station and Northampton Castle Railway Station with main line services to London Euston and Birmingham New Street are also within walking distance.

HOW TO GET THERE

From Northampton town centre proceed in along the A5123 St Peters Way and follow the road at the traffic lights straight onto the A5095 St Andrews Road passing the railway station. At the next set of traffic lights proceed straight over and take the sixth turning on the right into Lower Hester Street where the property can be found half way up on the left hand side.

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For further information on viewing call 01604 230222