

## APPROVAL OF PROPERTY PARTICULARS

Property Address: 8 Victoria Gardens, Northampton, NN1 1HJ

I/We confirm that the particulars produced by Northwood provide an accurate description of the above mentioned property, all items are included in the sale price.

I/we authorise the advertising/promotion of the above property at your discretion.

Full Name: Victoria Martin

Signature: 

Date 31 January 2022

**Please return as soon as possible in order that these property particulars comply with current Government Legislation and that marketing can therefore commence.**

Should you wish to make any other comment please use the space below.



Victoria Gardens, Town Centre, Northampton

Guide price £195,000

## Key Features

- ✓ Town Centre Location
- ✓ Great Investment Opportunity
- ✓ No Onward Chain
- ✓ Double Bedrooms
- ✓ Freehold
- ✓ EPC rating D

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**northwood**  
Over & Above



Northwood is delighted to present a super investment/first-time buyer property with no onward chain, that is filled with original features and character elements including exposed brickwork, wood flooring but with modern compliments to the kitchen and bathroom.

In brief, consisting of an open plan sitting/dining room with a fitted kitchen and access to the basement and private garden. On the first floor are two double bedrooms with four piece white bathroom suite.

Located to the centre of Northampton within walking distance to Northampton Centre, Becketts Park green space and only a five minute drive to the motor network of A45 & M1, with the benefit of permit parking.

There are currently tenants in situ and this would therefore make a perfect investor property!

Call us now to book your appointment to appreciate this home.





### Entrance

Entrance through a solid wood door to entrance hallway with wood flooring and original architrave features. There is a wall mounted radiator with stairs to first floor and door to :

### Sitting / Dining Room

Dual aspect wooden sash windows with exposed brickwork and open fireplace with mantle and surround. Original wood flooring through the room with radiators to both areas. Door to :

### Kitchen

A range of fitted cabinets in light beech effect with granite effect worktop. There is a stainless steel single bowl sink with integrated oven and hob and under counter space for washing machine, fridge and freezer. A wall mounted cabinet contains the gas boiler. Doors to :

### Basement

There is a cellar providing additional storage space, with gas and electric meter points.

### Bedroom One

A double space with some super natural light through wooden sash windows. Fabulous bespoke features include wardrobe hanging space within the chimney recess area, in addition to fitted cupboards and shelving. Wall panelling showcases the wood flooring and radiator cabinet wall mounted under the window.

### Bedroom Two

With rear aspect views this room offers a double floor space with shelving space. Wall mounted radiator and wood sash window.

### Bathroom

This bathroom offers separate bath and walk-in shower and presents a wash basin inset within fitted cabinet space and white W.C.

### Garden

A private garden with mature shrubs and trees with gravel and patio area. Brick store room offer space for storage and garden equipment.

### Additional Information

Offered on a Freehold basis. Tenants in situ, No Onward Chain.

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## Northwood Northampton

The Old Gate House  
25 Victoria Promenade  
Northampton  
NN1 1HB  
01604607080  
northampton@northwooduk.com

