



60 Essex Street, Northampton, NN2 6DR

HOWKINS &
HARRISON

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Northampton, NN2 6DR

Guide Price: £160,000

A two bedroom end of terrace house offered for sale as an ideal first time buy or investment opportunity with an estimated rental value of £900pcm.

Features

- End of terrace house- Ideal First Time Buy
- Lounge
- Dining room
- Kitchen
- Cella
- Two bedrooms
- Bathroom with white suite
- Rear garden
- Town centre location
- Close to local amenities



Location

Essex Street is a residential street in the Semilong area of Northampton, located just north of the town centre and approximately 0.8 miles from Northampton railway station. It is an established urban neighbourhood with a mix of Victorian terraced house.

For commuters, Northampton railway station is within easy reach, providing direct services to London Euston and Birmingham. The location also benefits from good road links, with access to the A4500 and M1 motorway.

Northampton town centre is a short distance away, offering a wide range of shops, cafes, and everyday amenities, making this a practical and well-connected place to live.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	45	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
www.epc4u.com		

Ground Floor

The entrance hall has stairs that rise to the first floor accommodation and a door into the lounge and dining room separated by double doors, modern laminate flooring throughout with UPVC french doors to the rear garden. The kitchen has a range of pale beech facing cabinets, working surfaces incorporating a sink unit, hob, oven, plumbing for washing machine and door descending to the cellar.

First Floor

The first floor has two double bedrooms and a family bathroom briefly comprising, bath, wash hand basin and WC.

Outside

Outside, walled in with an outside store.

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.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Local Authority

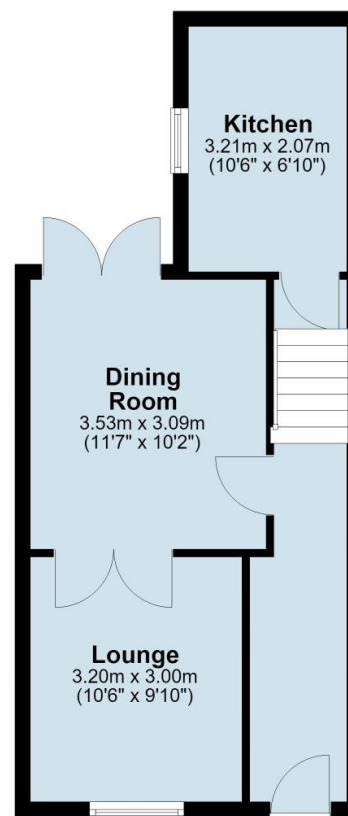
West Northamptonshire Council.

[Tel:0300-1267000](tel:0300-1267000).

Council Tax Band- A

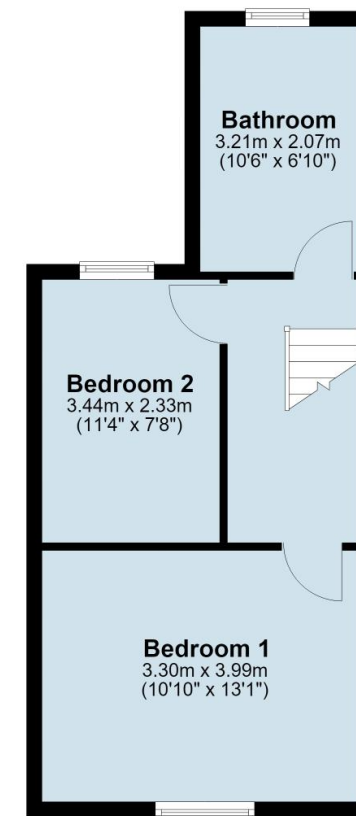
Ground Floor

Approx. 35.9 sq. metres (386.4 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.7 sq. feet)



Total area: approx. 70.6 sq. metres (760.1 sq. feet)

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.