



**Cloutsham Street, Northampton NN1 3LN**

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## **Cloutsham Street, Northampton**

This two-bedroom mid-terraced house offers well-presented accommodation arranged over two floors. The ground floor includes a spacious lounge/diner and a fitted kitchen with access to the rear garden. Upstairs are two double bedrooms and a family bathroom.

### **Lounge / Dining Room**

A spacious open-plan lounge/dining area positioned at the front and centre of the property, featuring a front-facing window, rear window, and radiators providing a bright and practical living space.

### **Kitchen**

Located at the rear of the property, the kitchen is fitted with wall and base units, worktop space, and integrated cooking appliances. A window overlooks the rear garden, and a door provides direct outdoor access.

### **First Floor Bedroom One**

A well-proportioned double bedroom situated at the front of the first floor, featuring a front-facing window and radiator.

### **Bedroom Two**

Positioned to the rear, the second double bedroom overlooks the garden and includes a rear-facing window and radiator.

### **Bathroom**

The bathroom is accessed from the first-floor landing and is fitted with a bath and shower attachment, wash hand basin, WC, and tiled finishes. A window provides natural light and ventilation.

### **Outside Rear Garden**

An enclosed rear garden offering a combination of patio and low-maintenance outdoor space, suitable for seating and planting.





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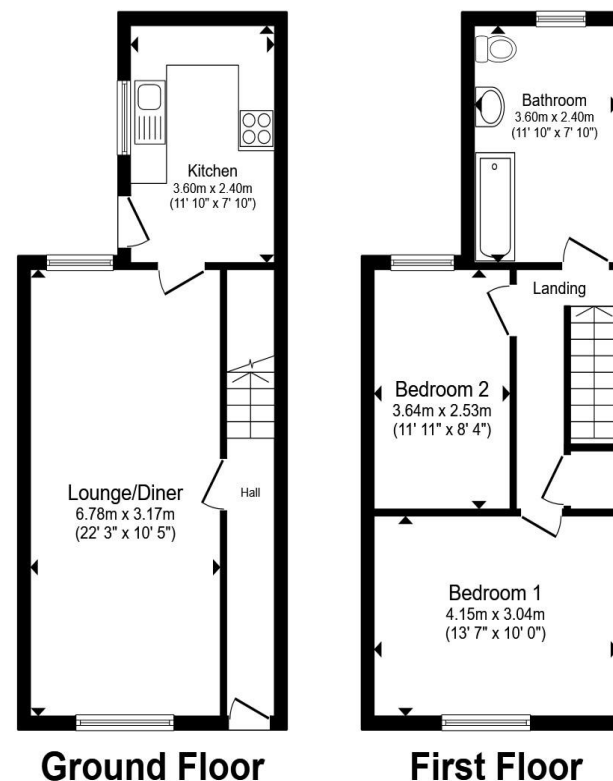
## Cloutsham Street, Northampton

- Two bedrooms
- Mid terrace
- Lounge/diner
- Fitted kitchen
- Double bedrooms

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

guide price

**£175,000**



Total floor area 73.0 m<sup>2</sup> (785 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
NMS115911 - 0002

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