20 St. Georges Place
Barrack Road
NORTHAMPTON
NN2 6EP

£375,000

- SPACIOUS VICTORIAN TERRACE
- TWO SHOWER ROOMS & LARGE BATHROOM
- HIGH QUALITY 'WREN' KITCHEN / DINER
- SET OVER FOUR STOREYS
- NO UPPER CHAIN
- FOUR DOUBLE BEDROOMS
- POTENTIAL LOWER GROUND ANNEXE
- CHARACTER FEATURES THROUGHOUT
- LARGE REAR GARDEN
- ENERGY EFFICIENCY RATING : E

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A fine example of a grand Victorian terrace property, tastefully refurbished to be offered in excellent condition, whilst boasting a wealth of character and charm. With spacious accommodation spread over four storeys, the property consists of; entrance porch, entrance hall, lounge, open plan 'Wren' kitchen/diner, and a refitted utility room and shower room to the ground floor. To the lower ground floor is a spacious bedroom / living space with its own external access, a walk-in dressing room, and an en-suite shower room. To the first floor are two bedrooms, a storeroom/study, and a large bathroom. To the second floor is a further large bedroom with eaves storage. The property also benefits from double glazing, gas central heating, front and rear gardens. The owners are reluctantly selling due to relocating for work abroad, and so it is offered with no upper chain.

Ground Floor

Entrance Porch
Enter via wooden door, stripped wooden flooring.

Entrance Hall
Stairs rising to first floor, stripped wooden flooring, radiator.

Lounge
13'2" x 12'0" (4.03 x 3.66)
Bay double glazed sash window to front aspect, stripped wooden floor, feature fireplace, radiator.

Kitchen / Diner
24'10" x 10'9" max (7.58 x 3.30 max)
Double glazed French doors with further windows leading to rear garden, refitted 'Wren' kitchen to include a range of wall and base units with quartz worksurfaces, Belfast sink, space for American fridge/freezer, double oven, 6-ring induction hob, wine cooler, 'Bosch' dishwasher, stripped wooden flooring, radiator.

Utility Room
6'5" x 5'4" (1.97 x 1.63)
Base units with roll top work surfaces over, stainless steel sink and drainer, space for washing machine, complementary tiling, tiled floor, radiator.

Shower Room
6'6" x 4'3" (1.99 x 1.32)
Frosted UVPC window to rear aspect, tiles shower cubicle, low level wc, sink unit with storage under, complementary tiling, recently fitted combination 'Worcester' boiler with 'Hive' control, heated towel rail.

Lower Ground Floor

Entrance Porch
Steps in front garden leading down to separate entrance, UPVC door, tiled flooring.

Bedroom Four
16'7" x 16'0" (5.07 x 4.89)
Double glazed bay window to front aspect, feature exposed brick wall, stripped wooden flooring, two radiators.

Walk-in Dressing Room
6'9" x 5'10" (2.06 x 1.79)
Various fitted hanging and shelving space, stripped wooden flooring.

Shower Room
7'2" x 5'8" (2.20 x 1.73)
Tiled shower cubicle, low level wc, pedestal wash hand basin, ceramic tiled flooring, chrome heated towel rail.

First Floor
Feature sash window with stained glass to rear aspect, various steps to different levels.

Bedroom One
16'10" x 12'0" (5.15 x 3.66)
Two UPVC windows to frotn aspect, two fitted storage cupboards, stripped wooden flooring, radiator.

Bedroom Two
11'8" x 11'0" (3.56 x 3.37)
Velux window to rear aspect, two fitted storage cupboards, stripped wooden flooring, radiator.

Store Room / Study
9'6" x 5'0" (2.90 x 1.53)
Storage cupboard, stripped wooden flooring, radiator.

Bathroom
13'10" x 6'7" max (4.24 x 2.02 max)
Two obscure UPVC windows to rear aspect, tiled shower area, freestanding claw foot bath, Jack and Jill sink units, low level wc, complementary tiling, radiator.

Second Floor

Bedroom Three
16'3" x 15'8" (4.97 x 4.79)
Velux window to front aspect, UPVC window to rear aspect, eaves storage, radiator.

Externally

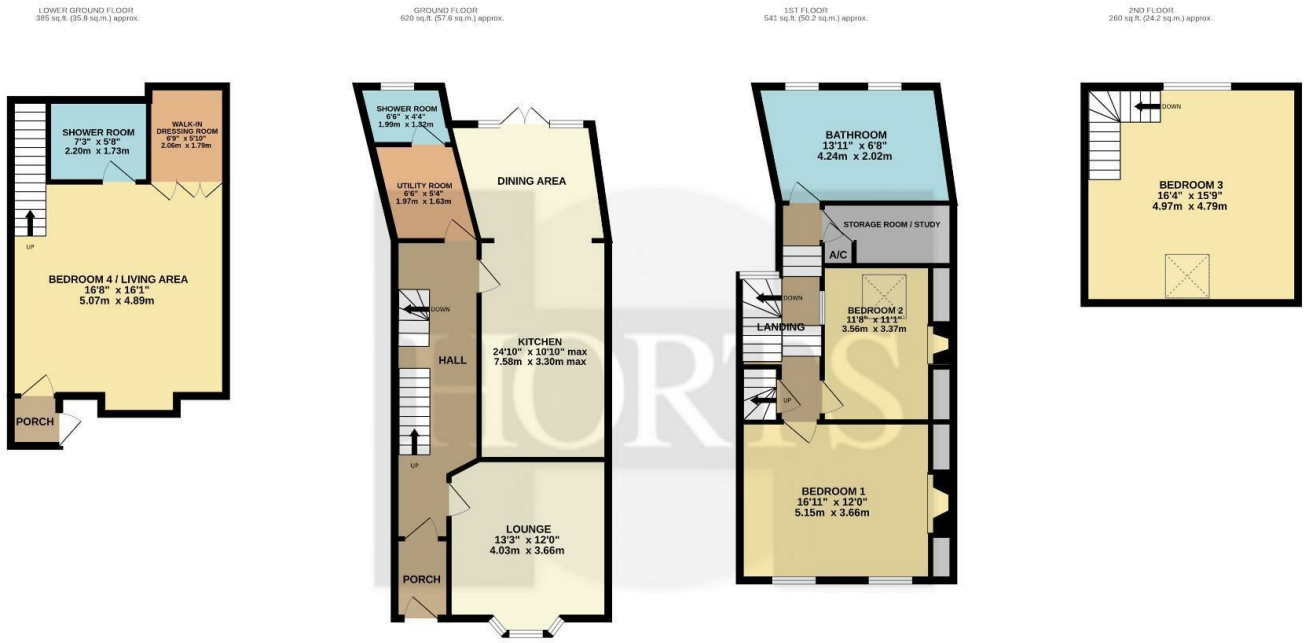
Front Garden
Paving with gravel area, various hedges, enclosed by low walls and metal fencing.

Rear Garden
Patio area leading to lawn area with various flowers and shrubs, enclosed by wooden fencing and brick walls.

Agents Notes
Local Authority: West Northamptonshire
Council Tax Band: D

The property lies within a conservation area.

LG



TOTAL FLOOR AREA : 1806 sq.ft. (167.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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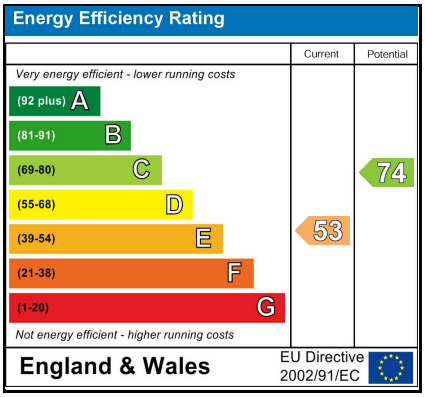

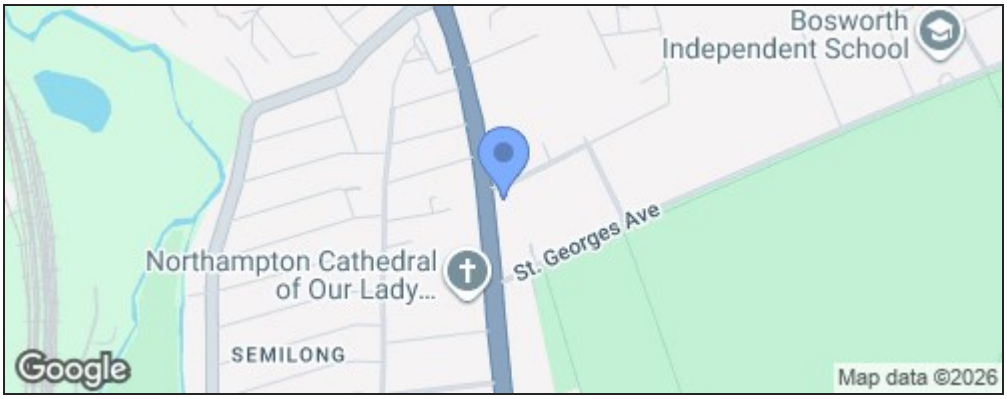

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