1 Connaught Street, Northampton, NN1 3BP

HOWKINS & HARRISON

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Guide Price £195,000

Sold with no onward chain, this beautifully refurbished terraced home offers modern, spacious living in a highly convenient location. Ideally situated within walking distance of the town centre and close to local schools and shops, it also benefits from a private courtyard garden.

Features

- Sold with no onward chain
- Terraced home
- Fully refurbished throughout
- Two large bedrooms
- Spacious lounge/diner
- Refitted kitchen
- Downstairs WC
- Family bathroom
- Courtyard garden
- Close to local amenities

Location

The Mounts is a well-connected neighbourhood in Northampton, close to the town centre and local amenities. The area has a mix of period terraces and character homes, with cafés, pubs and shops within easy walking distance. Northampton railway station and local bus routes make commuting straightforward, while the nearby Mounts Baths Leisure Centre provides sports and fitness facilities.

Families benefit from several good local schools nearby, as well as Racecourse Park, which offers open space, playing fields and walking paths. With shops and services on the doorstep, The Mounts is a convenient and popular location for families, professionals, and investors.

Ground Floor

The property is entered via a storm porch into a welcoming entrance hall, which leads to the lounge/diner and stairs to the first-floor accommodation. The spacious lounge/diner measures an impressive 22ft, with a front-facing bay window and an additional rear window, providing plenty of natural light. It continues to the modern, refitted kitchen, fitted with shaker-style base units and wooden work surfaces, incorporating a stainless-steel sink, integrated oven with gas hob and extractor, and space and plumbing for white goods. The kitchen also houses the gas boiler, with stairs leading down to the cellar. Adjoining the kitchen is a convenient downstairs WC and a door to the rear garden.

First Floor

The first floor comprises two generously sized bedrooms and a family bathroom, fitted with a standing shower, separate bath, WC, and wash basin.

Outside

The rear courtyard garden is paved and includes planted borders with established shrubs and trees, providing a low-maintenance outdoor space.

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

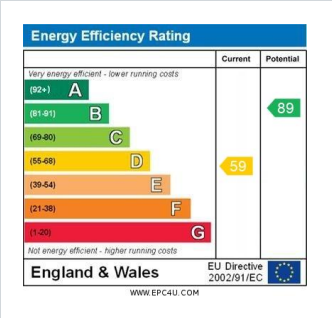
Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

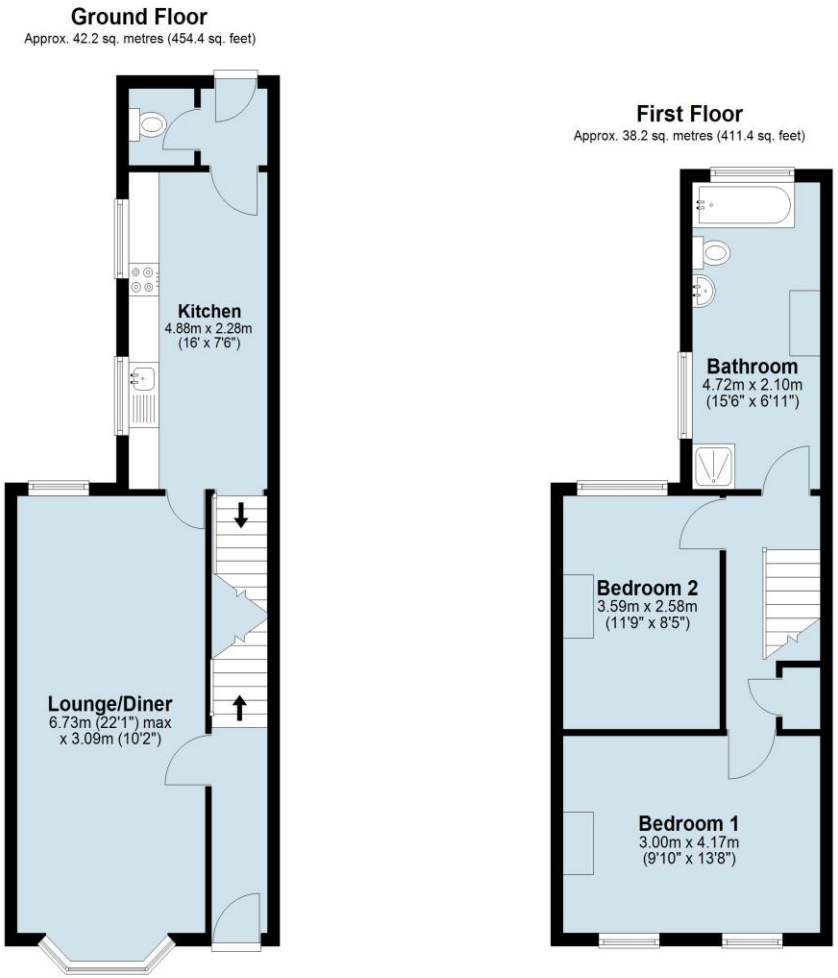
Marketing notes

Some images have been virtually staged to show potential furniture layout and room use.

Local Authority

West Northamptonshire Council. Tel:0300-1267000.
Council Tax Band- A





Total area: approx. 80.4 sq. metres (865.9 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.

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