



St. James Park Road
St. James, Northampton

oriordanbond
SALES & LETTINGS



St. James Park Road

St. James
NN5 5EL

Price
£225,000

Presented to an immaculate standard throughout and offering fantastic views over Victoria Park is this bay fronted two bedroom Victorian terraced house. Located within the popular residential area of St. James, set within close proximity to local schools and shops, along with Northampton town centre. The train station is a short walk away. The property would make an ideal purchase for first time buyers and is offered with no onward chain.

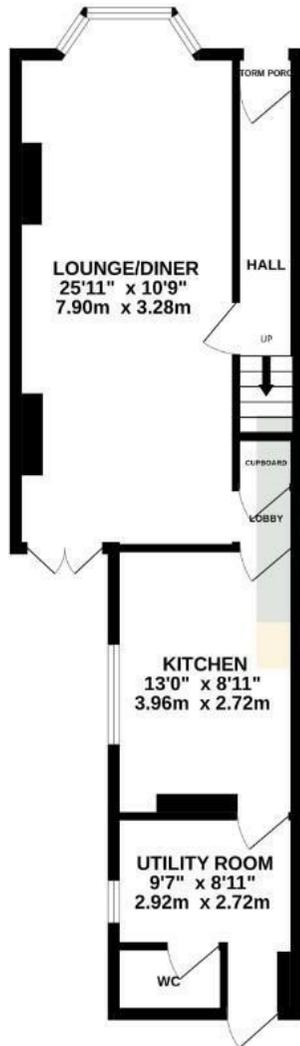
Accommodation comprises entrance hall, sitting/dining room, kitchen with integrated appliances, utility room and cloakroom/WC. To the first floor is a four-piece family bathroom and two double bedrooms with the master benefitting from fitted furniture throughout. There are storage cupboards on both floors. Outside, to the rear is a low maintenance south facing garden. Further benefits include gas radiator heating, uPVC double glazing and a security alarm (B/956/M)

- Immaculate two double bedroom Victorian terrace
- Kitchen with integrated appliances
- Utility room with plumbing/space for washing machine and tumble dryer
- Four-piece family bathroom
- Downstairs WC
- Gas radiator heating
- Enclosed low maintenance rear garden with shed
- No onward chain

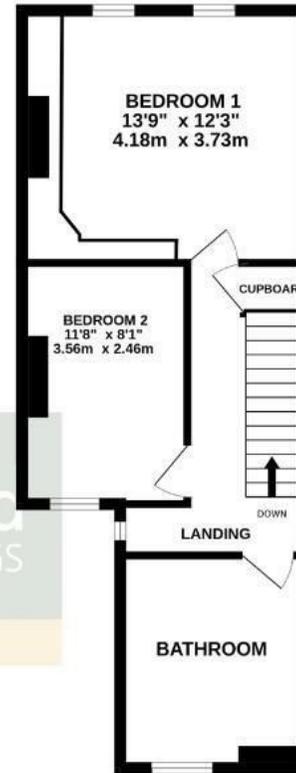




GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



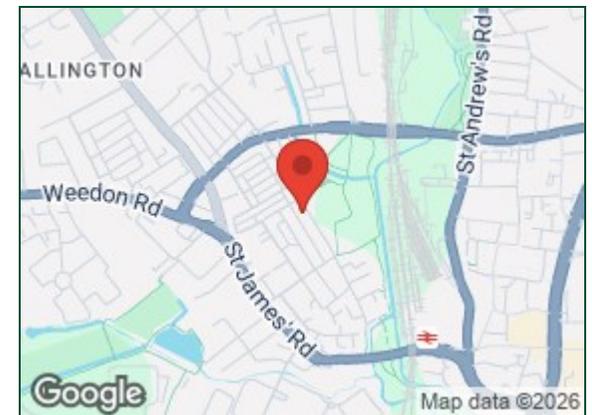
1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



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TOTAL FLOOR AREA: 956 sq.ft. (88.8 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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Additional information

- Council Tax Band: B
- Energy Efficiency Rating: C

Viewing

Viewing strictly by appointment – details below

Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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