118 Penrhyn Road
Northampton
NN4 8ED

£200,000



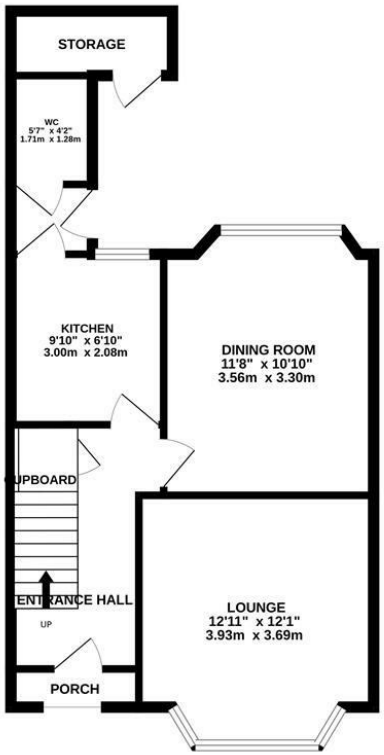


OSCAR JAMES

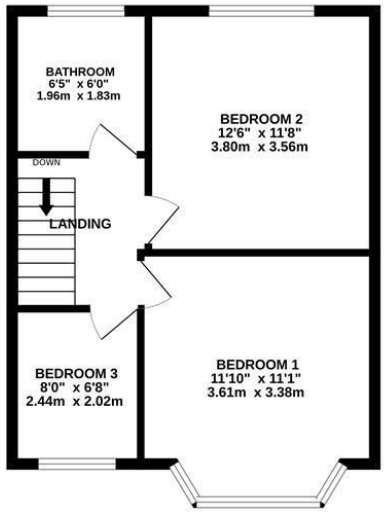
...expect excellence

# FLOOR PLANS

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




1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.




NN4 8ED

TOTAL FLOOR AREA : 979 sq.ft. (90.9 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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## AT A GLANCE...

- Bay fronted lounge
- Kitchen leading on to the garden
- Three bedrooms
- Family bathroom
- Spacious garden
- On street parking



# WHAT'S GREAT?

Offered to the market with no chain, situated in a sought-after and highly convenient location just a short distance from Northampton Town Centre, Northampton Train Station and the University of Northampton, is this well-proportioned three-bedroom, double bay-fronted mid-terraced home.

Offering excellent potential for investors and buyers looking to add value, the property requires refurbishment throughout and presents a fantastic opportunity to create a modern and desirable home in an established residential location.

The ground floor comprises a welcoming entrance hall, two well-proportioned reception rooms, and a kitchen with access to the rear garden.

To the first floor are three bedrooms and a family bathroom.

Offering generous accommodation and excellent proximity to the town centre, university and train station, this property offers significant potential and is not an opportunity to be missed!

Contact sole agent Oscar James today to arrange your viewing.



# SELLER'S SECRET

This property has served me well over the years as an investment, in an ideal location for commuters.





## Why we like it....

This is a fantastic investment opportunity that is absolutely not to be missed!

## To buy or not to buy....


OSCAR JAMES

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