



TOWN CENTRE

CLARE STREET  
Northampton, NN1 3JE



DAVID COSBY  
ESTATE AGENTS



# Clare Street

Northampton NN1 3JE

Total GIA (Gross Internal Area) Approx. 67 sqm (721 sqft)

## Features

- Characterful Victorian mid-terrace home
- Central Northampton location
- Open plan sitting and dining area
- Period-style features and exposed timber floorboards
- Galley-style kitchen with oak work surfaces and Belfast sink
- Useful utility area
- Enclosed two-tier rear garden
- Brick outbuilding providing garden storage

## Description

A characterful Victorian mid-terrace home situated in a central Northampton location, well placed for access to the town centre, local amenities, public transport links and wider road connections.

The ground floor has been opened up to create an attractive open plan living space, with a sitting area to the front and dining area to the rear, incorporating exposed timber floorboards, period-style detailing, built-in cupboards and feature fireplaces. To the rear is a galley-style kitchen with cottage-style units, oak work surfaces, Belfast sink and useful understairs pantry, leading through to a utility area.

At first floor level, the landing gives access to two bedrooms and a bathroom. The front bedroom is a double room with an exposed brick chimney breast, painted timber floorboards and space for freestanding furniture. The second bedroom overlooks the rear garden and offers flexibility as a bedroom, occasional guest room, nursery or home study. The bathroom is positioned within the rear outtrigger and is fitted with a three-piece suite with white metro tiling.

Externally, the property benefits from an enclosed two-tier rear garden, mainly laid with block pavements and arranged to provide low-maintenance seating and entertaining areas, with raised planter beds and semi-mature trees. There is also a useful brick outbuilding attached to the rear elevation, providing garden storage.

A CHARACTERFUL VICTORIAN TWO-BEDROOM  
MID-TERRACE HOME WITH OPEN PLAN LIVING  
ACCOMMODATION, AN ENCLOSED REAR GARDEN AND  
A CONVENIENT TOWN CENTRE LOCATION.



# Accommodation

## Open Plan Living Area

The property is accessed directly from Clare Street via a modern slatted-effect entrance door with a three-bar locking mechanism and decorative glazed panels, incorporating a top light above. The principal reception space has been opened up to form an open plan living area, with a sitting room area to the front and dining area to the rear.

## Sitting Room Area

The sitting room area has a six-light casement window overlooking Clare Street, providing good natural light. The floor is finished with exposed softwood timber boards and the walls have a neutral emulsion finish. There is a feature fireplace with a traditionally styled timber surround, housing a cast iron insert with a glazed tile hearth. This is flanked by two low-level original timber cupboards with a white painted finish. An opening has been formed between the sitting room area and the rear dining area.

## Dining Room Area

The dining room area is located to the rear right-hand side of the property and provides a well-proportioned space with room for a table and chairs. It features an exposed brick fire surround and side arch. Natural light is provided by an original single-glazed timber framed sash window, providing borrowed light from the rear utility area. A flight of quarter-winder stairs, with mop handrails and exposed pine treads, leads to the first floor accommodation. An opening leads through to the kitchen.

## Kitchen

Located to the rear left-hand side of the property, the galley-style kitchen is fitted with a range of cottage-style base units with oak work surfaces and a Belfast sink with rustic copper pipe hot and cold water supply. The walls are finished with neutral emulsion, with glazed metro tiled splashbacks, and the floor is finished with lime-effect ceramic tiling. There is a useful understairs pantry with shelving and ceramic floor tiles. Built-in appliances include a single electric oven with four-ring induction hob, and there is space for a washing machine. A part-glazed timber door opens to the side utility area.

## Utility

The utility area is housed within a timber-framed mono-pitched structure to the rear right-hand side of the property. It benefits from good natural light and provides space for a fridge freezer and tumble dryer, together with shelving storage. The structure is fitted with a mono-pitched polycarbonate roof and perimeter glazing. A glazed door opens to the rear garden.



# Accommodation

## First Floor Landing

The first floor landing has white painted floorboards, neutrally decorated walls and plain spindles to the stairwell. Four-panelled white doors open to the bedrooms and bathroom. There is space for storage to the side of the stairwell, and a hinged ceiling hatch provides access to the roof void.

## Bedroom One

Bedroom one is a double bedroom located to the front of the property, with a two-light casement window overlooking Clare Street. The floor has matching distressed white painted floorboards, and the walls are neutrally decorated with deep-set profiled skirtings. There is a feature exposed brick chimney breast and space for perimeter freestanding furniture.

## Bedroom Two

Bedroom two is a further double bedroom located to the rear right-hand side of the property, with a two-light casement window overlooking the rear garden. The floor is again finished with distressed white painted floorboards, with deep-set skirtings and neutrally decorated walls. This room offers versatility as an occasional guest room, nursery or home study.

## Bathroom

Located within the rear outrigger, the bathroom is fitted with a three-piece suite comprising a white ceramic bath with chrome mixer tap and shower hose, with separate shower above incorporating a rainfall shower head; a traditionally styled ceramic wash hand basin with pedestal and chrome pillar taps; and a matching ceramic close-coupled WC. The walls have full-height white metro tiling and the floor is finished with timber-effect sheet vinyl. A top-hung obscured glazed casement window to the rear aspect provides natural light and ventilation, with further ventilation provided by an extract vent to the rear elevation. A built-in timber cupboard houses the gas-fired combination boiler.





## Grounds

### Rear Garden

The rear garden is arranged as a two-tier space, mainly laid with block paviours and incorporating raised brick perimeter planter beds, together with semi-mature ash and cherry trees. The space provides low-maintenance entertaining areas suitable for seating and alfresco dining. Boundaries comprise traditional red brick garden walling to the right-hand side and low-level timber post and panel fencing to the left-hand side.

### Outbuilding

There is a useful single-storey facing brick outbuilding attached to the rear elevation of the property, accessed via a slatted ledged and braced timber door. The outbuilding has an obscure glazed casement window, which is currently in need of replacement, and provides useful garden storage with perimeter shelving.

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## Location

Clare Street is situated within an established town centre residential area of Northampton, characterised principally by traditional Victorian terraced housing. The property is conveniently placed for access to Northampton town centre and its range of shops, cafés, restaurants, leisure facilities and employment opportunities.

The location is also likely to appeal to those requiring access to public transport and town centre amenities, with Northampton railway station and local bus services within reach. Road links provide access to the wider Northampton area and surrounding employment centres.

Given its central position, modest size and period character, the property is likely to suit a range of purchasers, including first-time buyers, young professionals, investors, or those seeking a conveniently located town centre home with manageable accommodation and outside space.

## Property Information

**Local Authority:** West Northamptonshire Council

**Services:** Gas, Electricity, Water, and Drainage

**Council Tax:** Band A    **EPC:** E    **Tenure:** Freehold

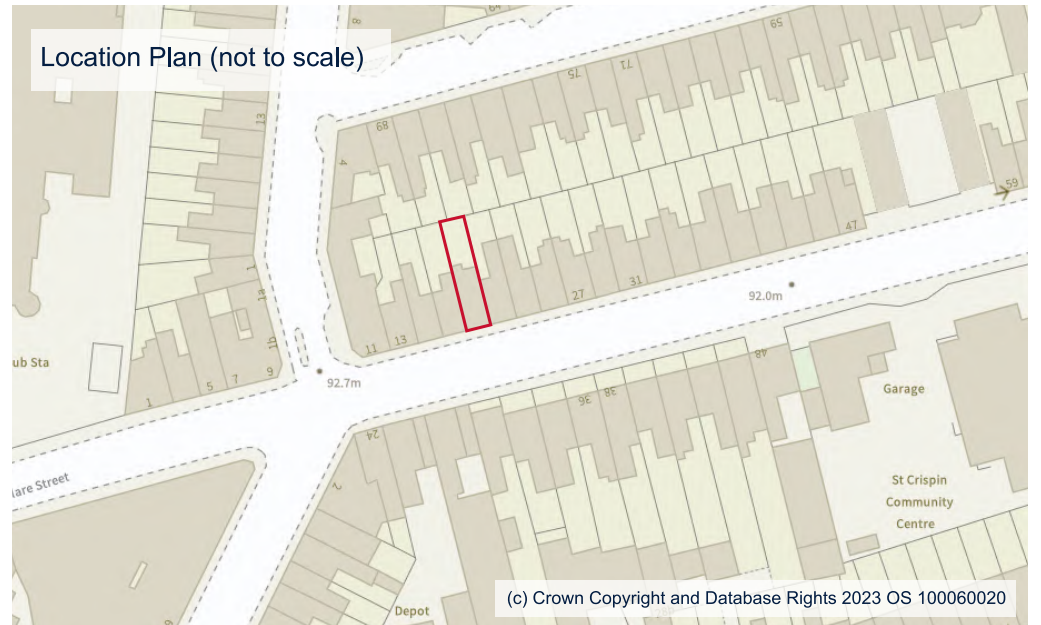
**Heating:** Gas Central Heating

**Broadband:** Ultra Fast Broadband Available with up to 5500Mbps download

## Important Notice

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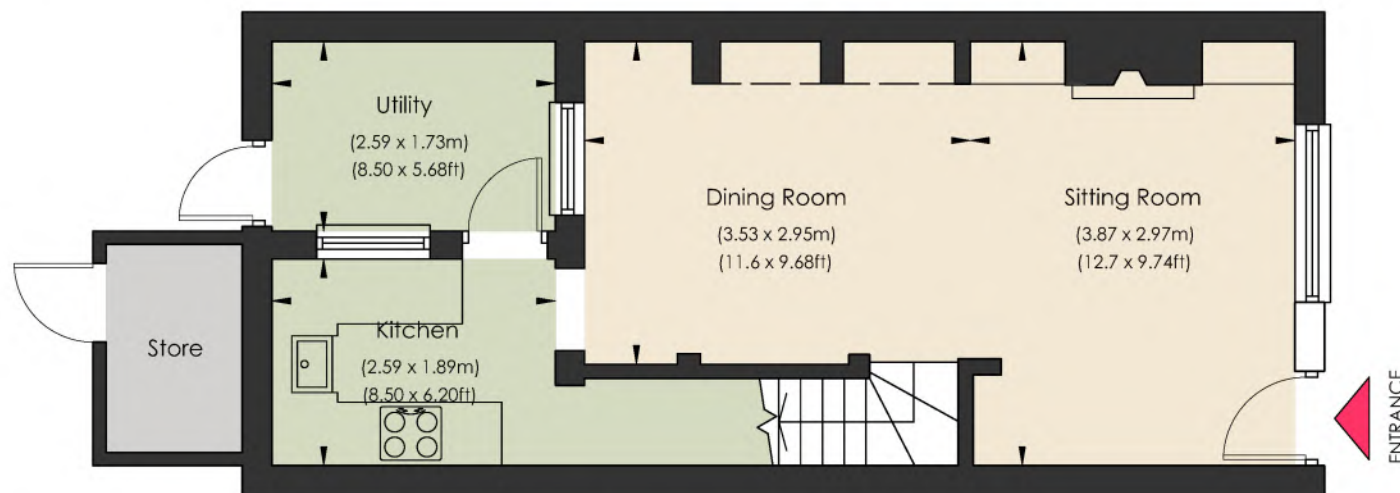
# Clare Street, Northampton, NN1 3JE

Approximate GIA (Gross Internal Area) = 67 sqm (721 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 36 sqm (387 sqft)



FIRST FLOOR GIA = 31 sqm (334 sqft)





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