121 Southampton Road
Far Cotton
NORTHAMPTON
NN4 8DZ

£194,995

- SPACIOUS VICTORIAN TERRACE
- SEPARATE RECEPTION ROOMS
- DOWNSTAIRS SHOWER ROOM
- GAS CENTRAL HEATING
- THREE DOUBLE BEDROOMS
- KITCHEN & UTILITY ROOM
- UPVC DOUBLE GLAZING
- ENERGY EFFICIENCY RATING : D

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PERSONAL • PROFESSIONAL • PROACTIVE

A spacious three bedroom Victorian terrace property, previously used as a four bedroom HMO, situated in this sought after area close to the Town Centre and Northampton University. With accommodation comprising in brief; entrance hall, lounge, dining room, kitchen, utility room, and shower room to the ground floor, with three double bedrooms to the first floor. The property also benefits from UPVC double glazing, gas central heating, and a courtyard rear garden.

Entrance Hall
Enter via UPVC door, stairs rising to first floor, radiator.

Lounge
12'11" x 10'10" (3.95 x 3.32)
Bay UPVC window to front aspect, feature exposed brick fireplace, radiator.

Dining Room
11'4" x 11'2" (3.46 x 3.42)
UPVC window to rear aspect, feature exposed brick fireplace, radiator.

Kitchen
11'0" x 7'10" (3.37 x 2.41)
UPVC window to side aspect, a range of wall and base units with roll top work surfaces, stainless steel one and a half sink and drainer, gas hob with extractor over, oven, space for various appliances, complementary tiling, ceramic tiled flooring, under stairs storage cupboard.

Utility Room
8'2" x 6'4" (2.51 x 1.94)
Obscure UPVC window and door to side aspect, wall and base units with roll top work surfaces, space for various appliances, wall mounted boiler, ceramic tiled flooring, radiator.

Shower Room
7'11" x 5'5" (2.42 x 1.66)
Obscure UPVC window to rear aspect, low level wc, sink unit with storage under, tiled shower cubicle, complementary tiling, ceramic tiled flooring, chrome heated towel rail.

First Floor Landing
Storage cupboard.

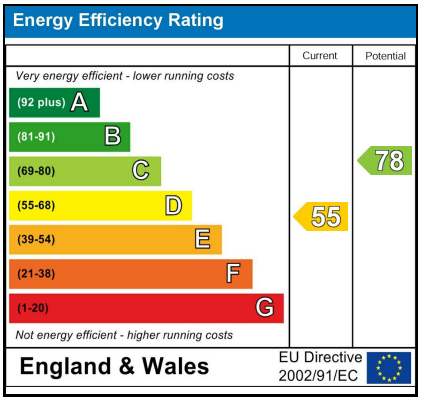
Bedroom One
14'2" x 10'5" (4.32 x 3.19)
Two UPVC windows to front aspect, fitted wardrobe, radiator.

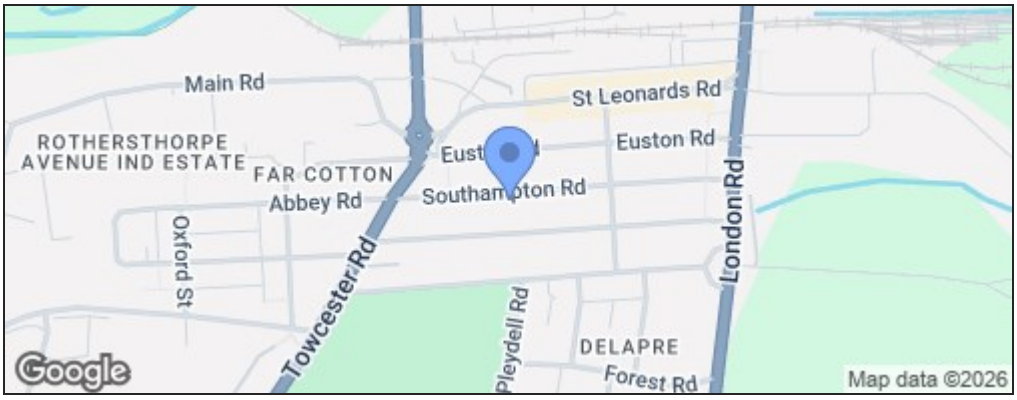
Bedroom Two
11'5" x 8'9" (3.48 x 2.68)
UPVC window to rear aspect, feature fireplace, radiator.

Bedroom Three
11'5" x 8'0" (3.48 x 2.44)
UPVC window to rear aspect, radiator.

Rear Garden
Patio area with various shrubs, enclosed by low brick walls and wooden fencing.

Agents Notes
West Northamptonshire Council
Council Tax Band : A





Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.