



50 Cloutsham Street, Northampton, NN1 3LN

HOWKINS &
HARRISON

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Northampton, NN1 3LN

Guide Price: £175,000

A three bedroom Victorian terrace house offered for sale as an ideal first time buy or investment opportunity with an anticipated rental income of £1,100 pcm, offered for sale with no upward chain.

Features

- Victorian terrace house
- Lounge/dining room
- Kitchen
- Cellar
- Three bedrooms
- Bathroom
- UPVC double glazed
- No upward chain
- Town centre location
- Close to local amenities



Location

Cloutsham Street is a residential street situated to the east of Northampton town centre, within the Castle Ward of West Northamptonshire.

The area benefits from excellent access to a wide range of local amenities, including shops, schools, healthcare facilities and public transport links.

For commuters, Northampton railway station is within easy reach and provides direct services to London Euston and Birmingham. The property also enjoys convenient access to the A4500 and Junction 15 of the M1 motorway.

Northampton town centre is just a short distance away, offering an extensive range of retail, leisure and dining facilities, making this a practical and well-connected location.



Ground Floor

The property is entered through a UPVC front door into the entrance hall where the stairs rise to the first floor accommodation and a door into the lounge/dining room where there is a living flame gas fire and UPVC windows to the front and rear aspects. The kitchen has a range of modern cabinets, working surfaces incorporating a sink unit, gas point for cooker, wall mounted "c ombi" boiler and door to the rear garden as well as a door descending to the cellar.

First Floor

The first floor landing a stairwell cupboard, three bedrooms and a family bathroom which briefly comprises, bath with shower over, wash hand basin and WC.

Outside

Outside, the rear garden is enclosed by a brick built boundary wall and an outside store shed.

Viewing

Strictly by prior appointment via the agents.
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

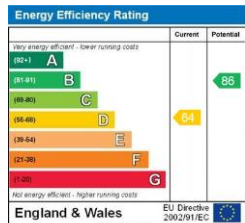
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Agents Note

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

Local Authority

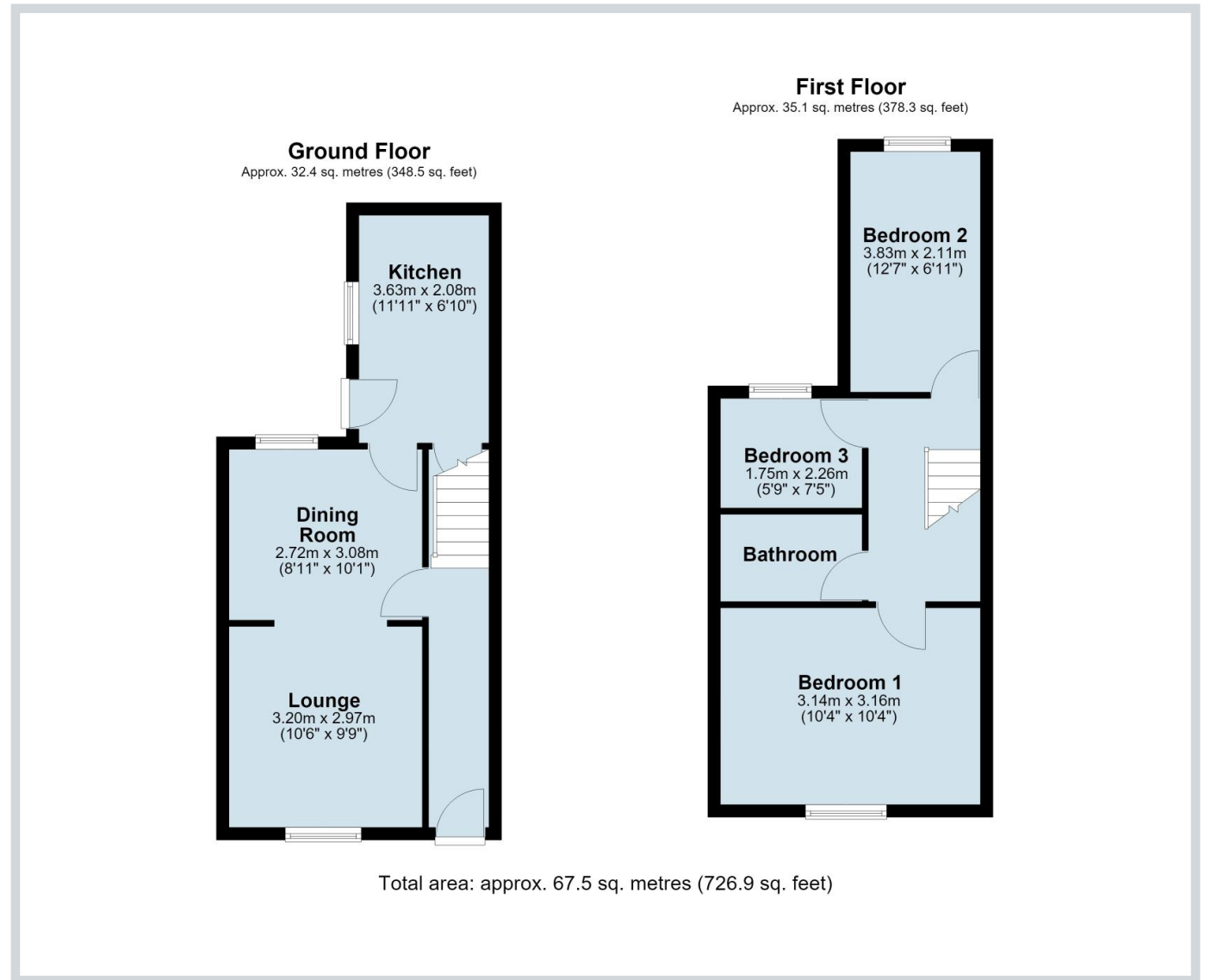
West Northamptonshire Council Tel: 0300-126700
Council Tax Band – A



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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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