



21 Countess Road

St James, Northampton, NN5 7EA

£1,025 Per Month



IF YOU WOULD LIKE TO BOOK A VIEWING PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH WITH YOU SOON.

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A well-presented and recently redecorated two-bedroom home situated in the popular St James area of Northampton. Offering a good-sized living room, kitchen with breakfast bar, two bedrooms and a generous rear garden, the property would be particularly well suited to a professional couple, young family or those looking for a comfortable home within easy reach of Northampton town centre and local amenities.



Unfurnished accommodation: Entrance porch, living room, kitchen/breakfast room, two double bedrooms, bathroom, rear garden, one allocated parking space to rear. Energy Rating D. West Northamptonshire Council Tax Band B.

The property is approached via a small front garden area, with a uPVC front entrance door with frosted glazed panel opening into a compact entrance hall. From here, a door leads directly into the lounge. The lounge is a good-sized main reception room with carpeted flooring, radiator and window overlooking the front aspect, providing ample space for both seating and additional furniture. Located off the lounge is a particularly useful storage cupboard. A further door leads through into the kitchen. The kitchen is fitted with a range of cabinetry at both base and eye level, together with a useful breakfast bar providing space for informal dining. The kitchen includes an electric oven and hob and benefits from practical vinyl flooring. An under-counter fridge, under-counter freezer and washing machine are provided by the Landlord; however, the Landlord will not be responsible for their repair or replacement should they fail during the tenancy. Access from the kitchen leads directly into the rear garden, which is mainly laid to lawn with a patio area providing space for outside seating and entertaining during the warmer months, together with gated rear access.

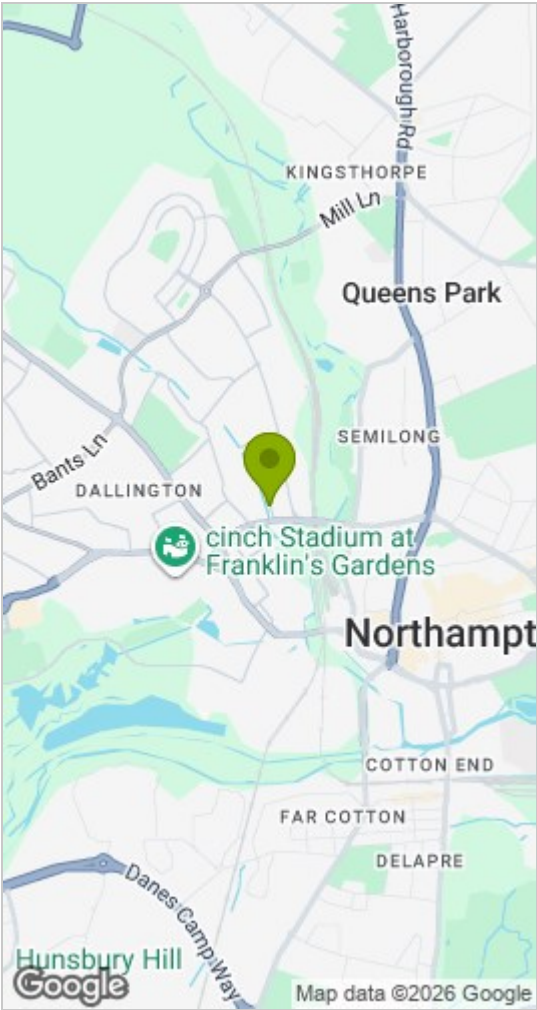
Carpeted stairs rise to the first-floor landing, which provides access to both bedrooms and the bathroom. There is also a separate useful storage cupboard.

The bathroom benefits from practical flooring and a frosted window overlooking the rear elevation. Bedroom two is located to the rear of the property and is carpeted with a window overlooking the rear garden. The room would make an ideal child's bedroom, nursery, guest room or home office. Completing the accommodation is the generous master bedroom, located at the front of the property. The room is carpeted and benefits from two windows overlooking the front aspect, allowing plenty of natural light. There is also a useful recessed area suitable for wardrobe or additional storage space.

The property has benefited from recent redecoration throughout and offers well-proportioned accommodation with the added advantage of a good-sized rear garden. Early viewing is recommended, particularly for professional couples and young families looking for a well-presented home in this popular and convenient location.

- Entrance Hall 3'10" x 4'8" (1.17m x 1.42m)
- Lounge 13'5" x 10'2" (4.09m x 3.10m)
- Ground Floor Storage Cupboard 6'6" max x 5'2" (1.98m max x 1.57m)
- Kitchen 13'2" x 9'1" (4.01m x 2.77m)
- First Floor Landing 6'3" x 6'6" (1.91m x 1.98m)
- Master Bedroom 13'2" x 11'7" (4.01m x 3.53m)
- Bedroom Two 10'11" x 6'8" (3.33m x 2.03m)
- Bathroom 6'11" x 6'3" (2.11m x 1.91m)
- First Floor Storage Cupboard 3'9" x 2'0"
- Rear Garden 29'6" x 13'11" (8.99m x 4.24m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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