

**51 Sharman Road
St James
NORTHAMPTON
NN5 5JZ**

£235,000



- **LARGE VICTORIAN TERRACE**
- **UPSTAIRS BATHROOM**
- **PRIVATE REAR GARDEN**
- **STUNNING CONDITION THROUGHOUT**
- **THREE BEDROOMS**
- **OPEN PLAN DOWNSTAIRS**
- **CUL-DE-SAC LOCATION**
- **ENERGY EFFICIENCY RATING : D**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A larger than average three bedroom Victorian terrace offered in stunning condition, situated at the end of a quiet cul-de-sac with a private rear garden. The open plan living space and tall ceilings provide a wonderful light and airy space, and the property benefits from an upstairs bathroom for more practical living. With accommodation comprising in brief; entrance porch, open plan lounge / diner, and kitchen to the ground floor, with three bedrooms and a bathroom to the first floor. The property also benefits from UPVC double glazing, and gas central heating.

Entrance Porch

Enter via composite door.

Lounge / Diner

21'3" x 15'1" (6.50 x 4.62)

Two UPVC windows to front and rear aspects, stairs rising to first floor, under stairs storage, three radiators.

Kitchen

16'2" x 8'9" (4.93 x 2.68)

UPVC door to rear aspect, UPVC window to side, a range of wall and base units with roll top work surfaces, stainless steel one and a half sink and drainer, integrated oven, hob, and dishwasher, cupboard housing combination boiler, column radiator.

First Floor Landing

Loft access, radiator.

Bedroom One

15'2" x 10'2" (4.63 x 3.10)

Two UPVC windows to front aspect, radiator.

Bedroom Two

10'9" x 9'9" (3.28 x 2.99)

UPVC window to rear aspect, radiator.

Bedroom Three

8'10" x 8'4" (2.70 x 2.56)

UPVC window to rear aspect, radiator.

Bathroom

7'4" x 5'5" max (2.26 x 1.66 max)

Obscure UPVC window to side aspect, bath unit with shower over, low level wc, sink unit with storage under, chrome heated towel rail.

Rear Garden

Patio area leading to artificial grass area, various shrub borders, gated rear access, enclosed by wooden fencing.

Agents Notes

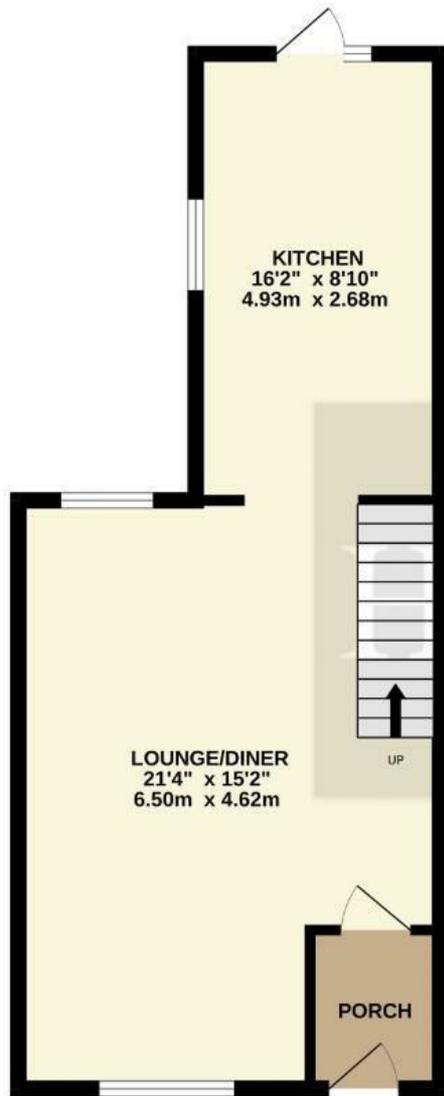
West Northamptonshire Council

Council Tax Band : A





GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



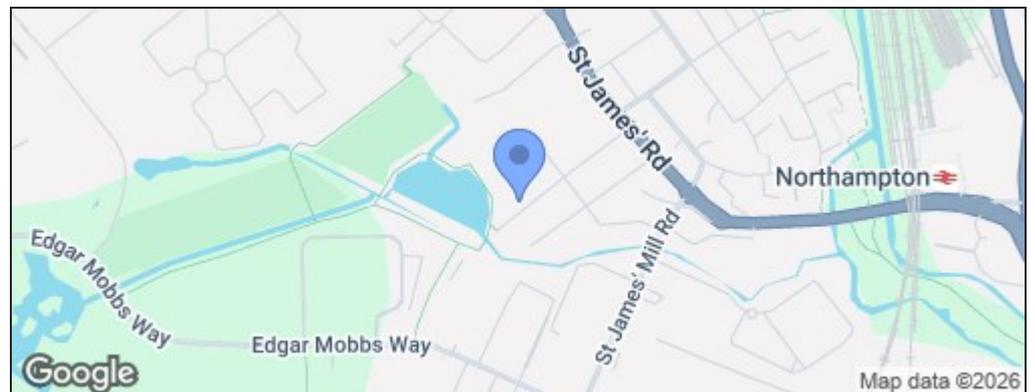
1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.