



19 Cyril Street, Northampton, NN1 5EL

HOWKINS &
HARRISON

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Northampton, NN1 5EL

Guide Price £170,000

A Victorian terrace house conveniently located just off the Billing Road within a short distance of the town centre, Wellingborough Road and general hospital offered for sale with no upward chain, an ideal first time buy or investment opportunity with an anticipated rental income of £950pcm.

Features

- Vacant terrace house
- Lounge/dining room
- Kitchen
- Two bedrooms
- Bathroom
- Courtyard garden
- UPVC double glazing
- Central location
- Ideal investment or first time buy
- Close to local amenities



Location

Cyril Street is a short residential street located just east of Northampton town centre, linking Billing Road and St Edmund's Road in the Castle ward of Northampton South. It sits within walking distance of the town centre, Abington Park, Northampton General Hospital, and local shopping areas, as well as good bus connections via nearby Billing Road and Wellingborough Road.

For commuters, Northampton railway station is within easy reach, providing direct services to London Euston and Birmingham. The location also benefits from good road links, with access to the A4500 and M1 motorway. Northampton town centre is a short distance away, offering a wide range of shops, cafes, and everyday amenities, making this a practical and well-connected place to live.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A		89	
(81-91) B			
(69-80) C		65	
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
www.EPC4U.com			



Ground Floor

The accommodation is entered through a modern composite front door into the porch and a further door leads you into the lounge/dining room where the stairs rise to the first floor. The kitchen has a range of cabinets, working surfaces incorporating a sink unit, hob and oven, plumbing for washing machine and door to the courtyard garden.

First Floor

The first floor landing has a stairwell cupboard and separate boiler cupboard housing the combination gas fired boiler. There are two bedrooms and a bathroom comprising, bath with shower over, wash hand basin and wc.

Outside

Outside, there is a paved courtyard.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. 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.

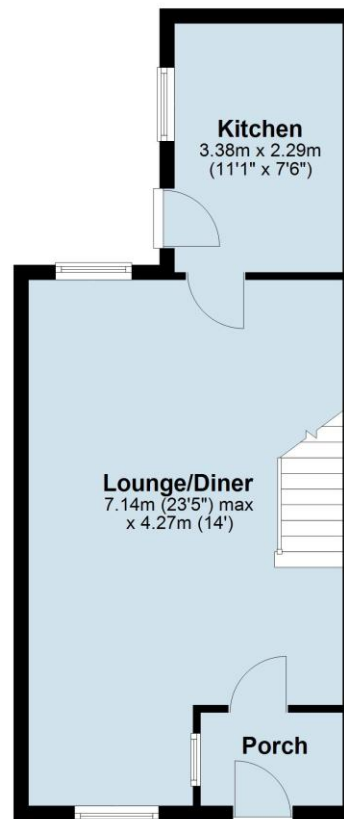
Local Authority

West Northamptonshire Council.

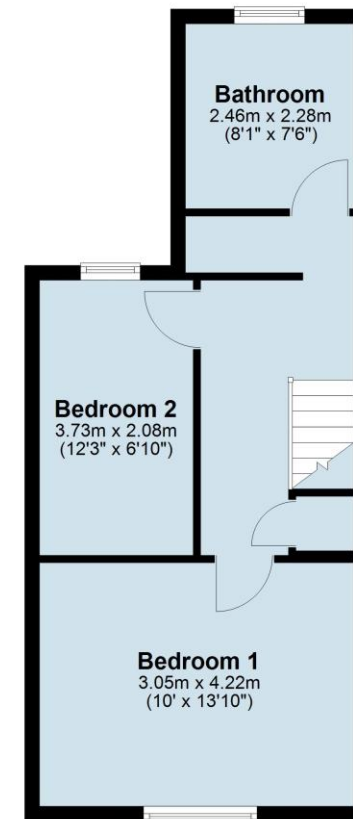
[Tel:0300-1267000](tel:0300-1267000).

Council Tax Band- A

Ground Floor
Approx. 38.4 sq. metres (413.4 sq. feet)



First Floor
Approx. 36.9 sq. metres (397.3 sq. feet)



Total area: approx. 75.3 sq. metres (810.6 sq. feet)

Howkins & Harrison

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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.