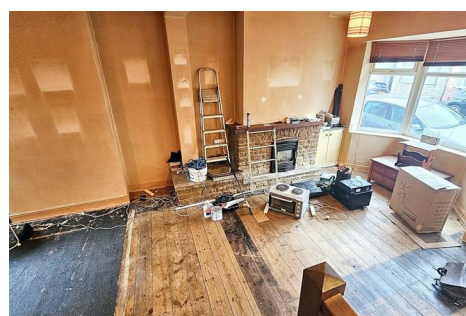


**36 Raymond Road  
St James  
NORTHAMPTON  
NN5 7DX**

**£169,995**



- MID TERRACE
- GAS TO RADIATOR HEATING
- REAR COURTYARD GARDEN

- TWO BEDROOMS
- UPVC DOUBLE GLAZING
- ENERGY EFFICIENCY RATING: D

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



PERSONAL • PROFESSIONAL • PROACTIVE

A mid-terrace house presents a wonderful opportunity for those seeking a property with potential. With two well-proportioned bedrooms and a comfortable reception room, this home offers a welcoming space for both relaxation and entertaining.

The property, which is of older construction, boasts a character that many modern homes lack. While it is in need of some refurbishment, this allows the new owner to put their personal touch on the space, creating a home that truly reflects their style and preferences.

Conveniently located, the house is just a short distance from Northampton Town Train Station, making it ideal for commuters or those who enjoy easy access to travel. Additionally, the vibrant town centre is nearby, offering a variety of shops, restaurants, and amenities to cater to your everyday needs.

This property is perfect for first-time buyers, investors, or anyone looking to create a lovely home in a prime location. With a little imagination and effort, this house can be transformed into a delightful residence. Don't miss the chance to explore the potential this property has to offer.

## **Ground Floor**

### **Entrance Hall**

Door to:

### **Lounge/Diner**

24'8" x 14'4" (7.53 x 4.39)

Radiator, feature fireplace, stairs rising to first floor landing, UPVC double glazed bay window to front, UPVC double glazed window to rear, door to:

### **Kitchen**

11'7" x 8'2" (3.55 x 2.50)

Comprising sink unit with base cupboard below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, built in gas hob and electric oven, understairs storage cupboard, UPVC double glazed window to side, UPVC door to side.

## **First Floor**

### **Landing**

Loft access, built in cupboard housing wall mounted gas fired boiler, doors to:

### **Bedroom One**

14'7" x 10'2" (4.47 x 3.12)

Radiator, UPVC double glazed window to front.

### **Bedroom Two**

12'0" x 8'7" (3.67 x 2.64)

Radiator, UPVC double glazed window to rear.

### **Bathroom**

8'0" x 7'11" (2.45 x 2.43)

Suite comprising bath unit with shower unit above, hand wash basin, low level W/C, tiled splash areas, heated towel rail, UPVC double glazed window to rear.

## **Externally**

**Rear Garden**

Courtyard rear garden, mainly laid to flower and shrub beds.

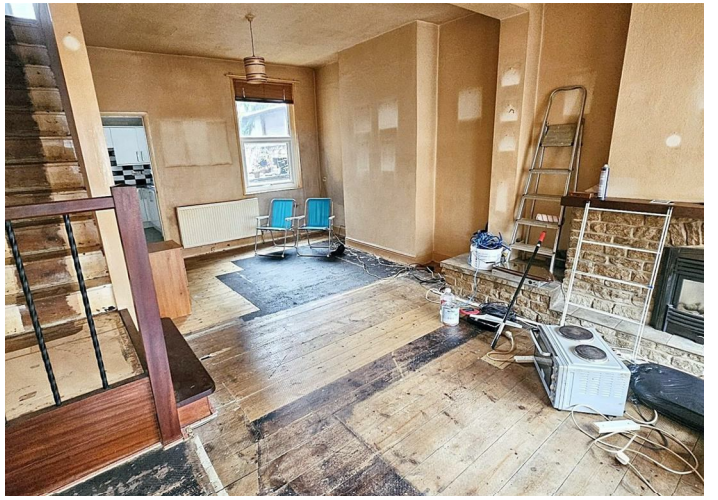
**Agents Notes**

Coun cil Tax Band: A



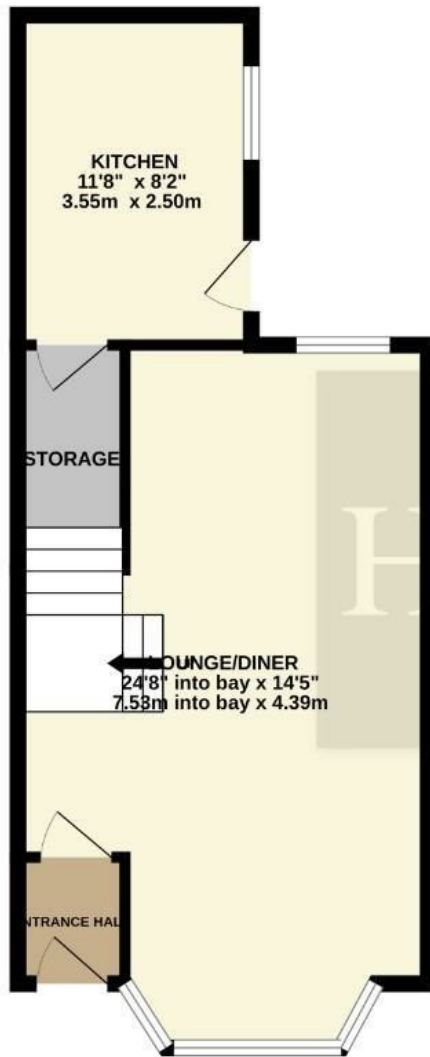






GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.

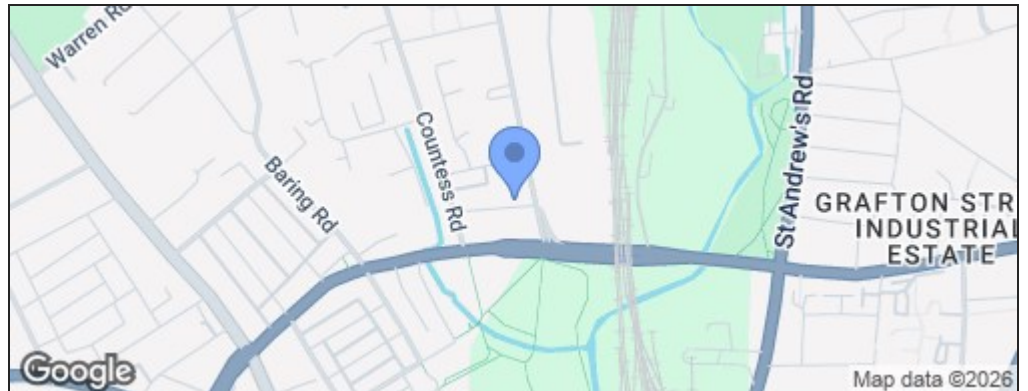
1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 858 sq.ft. (79.7 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		80
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.