

**121 Southampton Road  
Far Cotton  
NORTHAMPTON  
NN4 8DZ**

**£194,995**



- **SPACIOUS VICTORIAN TERRACE**
- **SEPARATE RECEPTION ROOMS**
- **DOWNSTAIRS SHOWER ROOM**
- **GAS CENTRAL HEATING**

- **THREE DOUBLE BEDROOMS**
- **KITCHEN & UTILITY ROOM**
- **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 spacious three bedroom Victorian terrace property, previously used as a four bedroom HMO, situated in this sought after area close to the Town Centre and Northampton University. With accommodation comprising in brief; entrance hall, lounge, dining room, kitchen, utility room, and shower room to the ground floor, with three double bedrooms to the first floor. The property also benefits from UPVC double glazing, gas central heating, and a courtyard rear garden.

### **Entrance Hall**

Enter via UPVC door, stairs rising to first floor, radiator.

### **Lounge**

12'11" x 10'10" (3.95 x 3.32)

Bay UPVC window to front aspect, feature exposed brick fireplace, radiator.

### **Dining Room**

11'4" x 11'2" (3.46 x 3.42)

UPVC window to rear aspect, feature exposed brick fireplace, radiator.

### **Kitchen**

11'0" x 7'10" (3.37 x 2.41)

UPVC window to side aspect, a range of wall and base units with roll top work surfaces, stainless steel one and a half sink and drainer, gas hob with extractor over, oven, space for various appliances, complementary tiling, ceramic tiled flooring, under stairs storage cupboard.

### **Utility Room**

8'2" x 6'4" (2.51 x 1.94)

Obscure UPVC window and door to side aspect, wall and base units with roll top work surfaces, space for various appliances, wall mounted boiler, ceramic tiled flooring, radiator.

### **Shower Room**

7'11" x 5'5" (2.42 x 1.66)

Obscure UPVC window to rear aspect, low level wc, sink unit with storage under, tiled shower cubicle, complementary tiling, ceramic tiled flooring, chrome heated towel rail.

### **First Floor Landing**

Storage cupboard.

### **Bedroom One**

14'2" x 10'5" (4.32 x 3.19)

Two UPVC windows to front aspect, fitted wardrobe, radiator.

### **Bedroom Two**

11'5" x 8'9" (3.48 x 2.68)

UPVC window to rear aspect, feature fireplace, radiator.

### **Bedroom Three**

11'5" x 8'0" (3.48 x 2.44)

UPVC window to rear aspect, radiator.

### **Rear Garden**

Patio area with various shrubs, enclosed by low brick walls and wooden fencing.

### **Agents Notes**

West Northamptonshire Council

Council Tax Band : A





GROUND FLOOR  
518 sq.ft. (48.1 sq.m.) approx.

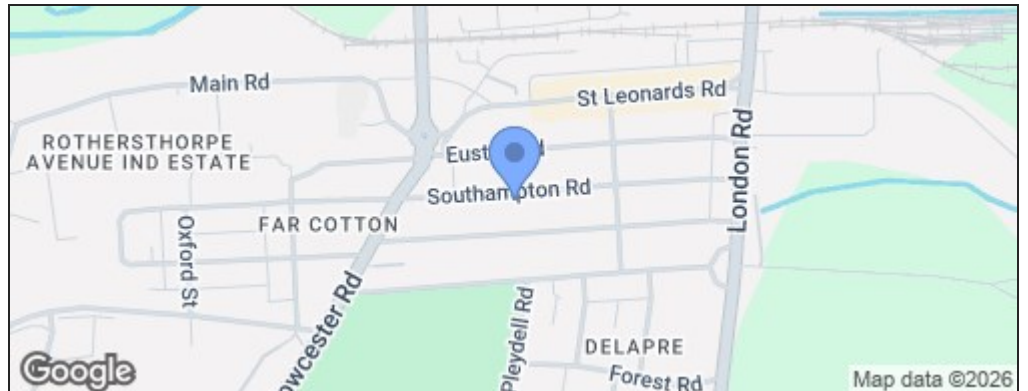
1ST FLOOR  
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 944 sq.ft. (87.7 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.