1 Bowden Road
St James
NORTHAMPTON
NN5 5LT

£199,995









- NO UPPER CHAIN
- TWO BEDROOMS
- NEAR TO TRAIN STATION
- RADIATOR HEATING
- IDEAL FIRST HOME
- SEPARATE RECEPTION ROOMS
- CENTRAL LOCATION
- ENERGY PERFORMANCE RATING: D

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A bay fronted, Victorian, End of Terrace property offered with no upper chain and within walking distance of Northampton train station and Franklins Gardens. The accommodation comprises; an entrance hall, separate sitting and dining rooms and a kitchen on the ground floor, with two generously sized bedrooms and a refitted bathroom on the first floor. Benefits include uPVC double glazing, a gas fired radiator heating system and a rear garden with gated side access. Parking is available on the street with permits from the local council.

Ground Floor

Entrance Hall
Entered via panel door set in a storm porch, stairs to the first floor landing, radiator, doors to the sitting and dining rooms, laminate flooring.

Sitting Room
10'7 x 10'2 (3.23m x 3.10m)
Double glazed box bay window to the front elevation, feature fireplace, radiator, television point.

Dining Room
11'3 x 11'1 (3.43m x 3.38m)
Double glazed window to the rear elevation, radiator, laminate flooring, door to the kitchen.

Kitchen
11'11 x 8'1 (3.63m x 2.46m)
Fitted with a range of wall and base level units, roll edge work surfaces, inset sink drainer unit, integrated oven and hob, plumbing for a washing machine, space for an upright fridge freezer, under stairs storage cupboard, double glazed window to the side elevation, door to the rear garden.

First Floor

Landing
Loft access hatch, built-in storage cupboard over stairs, doors to the first floor rooms.

Bedroom One
14'1 x 10'3 (4.29m x 3.12m)
Two double glazed windows to the front elevation, radiator, television point, cast iron feature fireplace.

Bedroom Two
11'7 8'9 (3.53m 2.67m)
Double glazed window to the rear elevation, radiator.

Family Bthroom
Fitted with a suite comprising a panel bath with a shower over, pedestal sink and a WC., space for a tumble drier, double glazed window to the rear elevation, radiator.

Outside

Rear Garden
Laid mainly to lawn, paved patio area, fence and wall enclosed.

Agents Notes:
Council Tax Band A

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.










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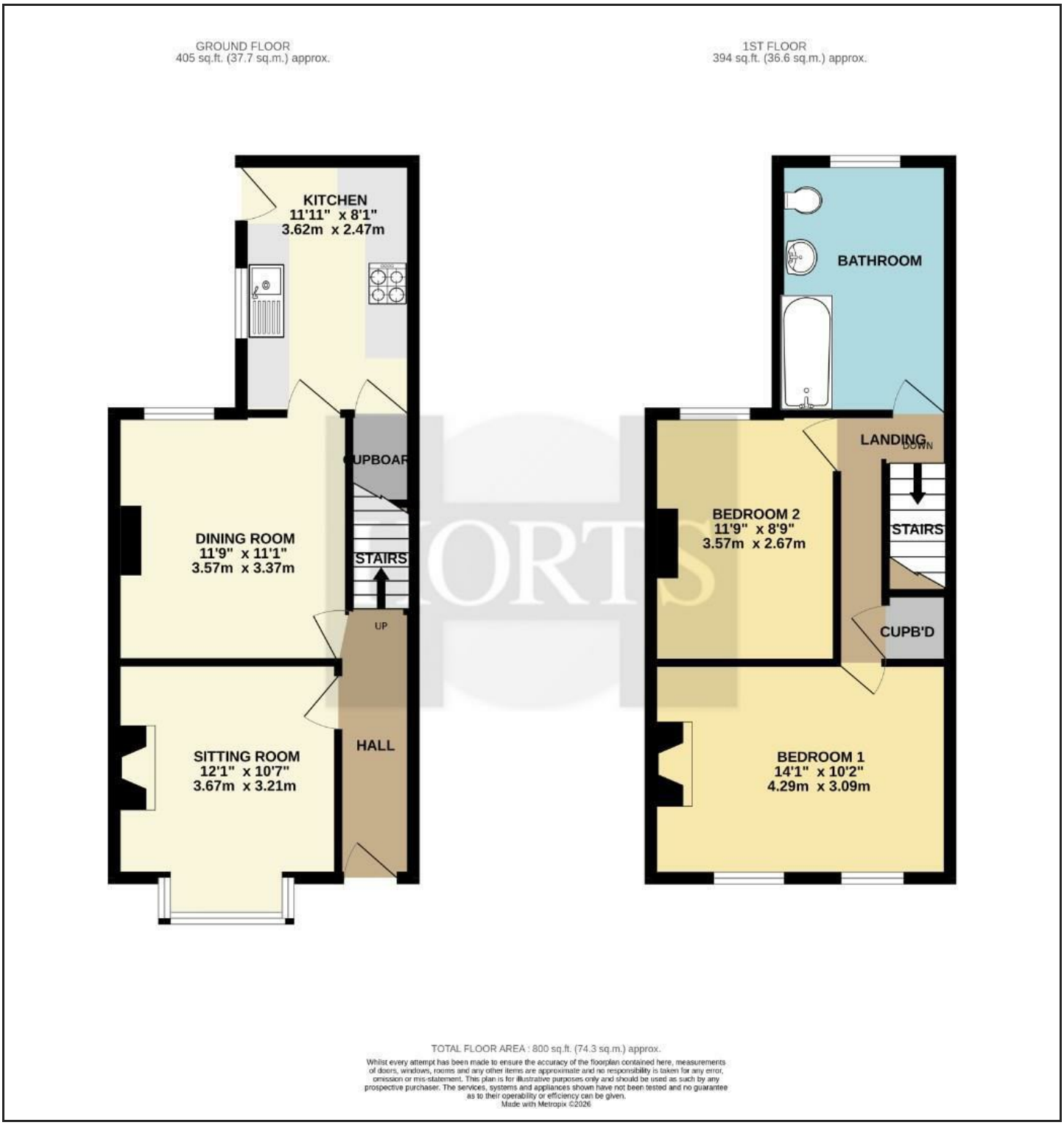

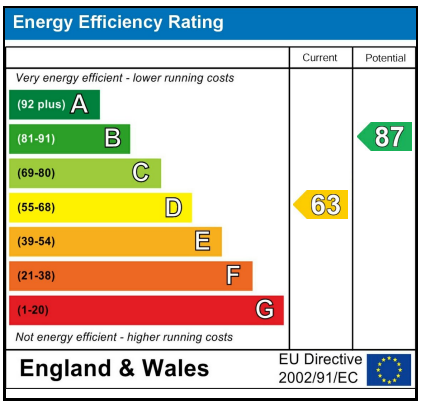

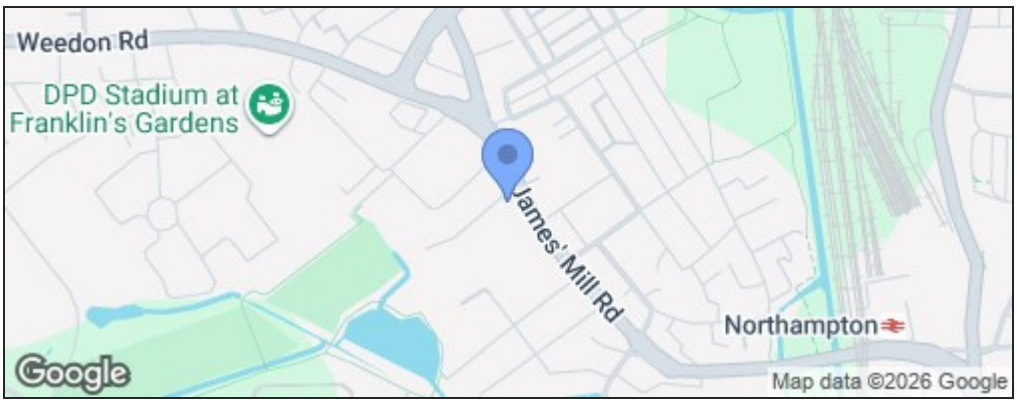

Disclaimer

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.