

Property details approval form

91 Clarence Avenue, Northampton, Northamptonshire, England, NN2 6NY

Date: 26 October 2026

Property Ref and Version: KTP408353 - 0002

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£450,000

Tenure: Freehold

○ Key Features

- > ENERGY RATING: E
- > DECEPTIVELY SPACIOUS AND VERSATILE FAMILY HOME
- > TWO RECEPTION ROOMS AND A RE-FITTED KITCHEN/BREAKFAST ROOM
- > FIVE BEDROOMS WITH THE FIFTH BEING USED AS A WORK FROM HOME OFFICE
- > CLOAKROOM, FAMILY BATHROOM AND EN-SUITE BATHROOM
- > CELLAR CONVERTED TO A CINEMA ROOM
- > SOUTHERLY FACING REAR GARDEN
- > DOUBLE GARAGE

○ Short Description

Offered to the market is this deceptively spacious and well presented five bedroom house which benefits from a kitchen/breakfast room, two reception rooms, and a cellar converted to a cinema room. Ideally located in the Queens Park area, and set within close proximity to local schools amenities.

○ Long Description

Connells are please to offer to the market this deceptively spacious and well presented five bedroom house which ideally located in the Queens Park area.

The property in brief comprises entrance hall, living room with feature bay window, dining room and spacious re-fitted kitchen/breakfast room, utility and downstairs cloakroom. The cellar has been converted to a cinema room and to the first floor there are four bedrooms and the family bathroom, with the fifth bedroom doubling as a work from home office.

The master bedroom is set on the top floor with the benefits of an en-suite bathroom and UPVC double glazed French doors opening to a Juliet balcony.

Outside there are garden to the front and rear and a double garage. Viewing of the spacious home is highly advised to fully appreciate.

○ Directions

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Agents Note

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○ Room Description

Entrance Hall

Door to the front elevation with further doors leading off to the living room, dining room and open plan kitchen/breakfast room. Wall mounted radiator, stairs rising to the first floor landing and connecting door leading which leads down to the cellar/cinema room.

Cellar/ Cinema Room

UPVC double glazed window to the front elevation. Recessed spotlights to ceiling, extractor fan, cupboard housing the gas and electric meters.

Living Room

UPVC double glazed sash bay window to the front elevation. Feature fireplace with tiled hearth and wooden mantel and posts. Wall mounted radiator, wall lights, coving to ceiling and fitted storage cabinet.

Dining Room

UPVC double glazed French doors to the rear elevation leading out to the rear garden. Wall mounted radiator, coving to ceiling and space for dining table and chairs.

Kitchen/ Breakfast Room

Spacious open plan kitchen/breakfast room with a re-fitted kitchen benefiting from a range of wall and base level units with under cabinet lighting. One and a half bowl sink with swan neck mixer tap over, set below stone work surfaces with complimentary up stands. Free standing Range cooker with eight ring gas hob and extractor fan over. Integrated appliances consist of fridge and freezer, dishwasher and washing machine. Wall mounted radiator, tiled floor and UPVC double glazed French doors opening to the rear garden. UPVC double glazed window to the side elevation and connecting door to the utility room.

Utility Area

Plumbing for washing machine, central heating boiler, UPVC double glazed window to the side elevation and folding door to the downstairs cloakroom.

Cloakroom

Suite comprises low level flush W.C. and wash hand basin. Tiled floor and UPVC double glazed window to the rear elevation.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to four bedrooms and family bathroom. Wall mounted radiator and further stairs rise to the second floor and master bedroom.

Bedroom Two

Spacious double bedroom with UPVC double glazed sash bay window to the front elevation and wall mounted radiator.

Bedroom Three

Double bedroom with UPVC double glazed window to the rear elevation and wall mounted radiator.

Bedroom Four

Double bedroom with UPVC double glazed window to the rear elevation and wall mounted radiator.

Home Office/ Bedroom Five

A work from home office with double glazed Velux window and wall mounted radiator.

Family Bathroom

White suite comprising panelled bath, vanity wash hand basin, low level flush w.c and tiled to walls and floor. Chrome heated towel rail, extractor fan and UPVC opaque double glazed window to the side elevation.

Second Floor Landing

Stairs rise from the first floor landing. Door opens to the master bedroom.

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○ Room Description

Master Bedroom

Spacious master bedroom with UPVC double glazed French doors to the rear elevation opening to a Juliet balcony. Double glazed Velux windows with fitted blinds to the front elevation. Wall mounted radiator, recessed spot lights to ceiling and connecting door to the en-suite shower room.

En-Suite Bathroom

White suite comprising panelled bath with shower over and glazed shower screen, vanity wash hand basin, low level flush w.c and fully tiled to walls and floor. Chrome heated towel rail, recessed spotlights to ceiling, extractor fan and UPVC opaque double glazed window to the rear elevation.

Outside

Front Garden

Enclosed by low level brick wall with path leading to the front door and shrub borders.

Rear Garden

Mainly laid to lawn with paved patio area. Retaining timber fencing and hedging, flower and shrub borders and courtesy door to the double garage.

Double Garage

Two up and over doors with power and lighting connected, and courtesy door to the rear garden.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Council Tax Band

C

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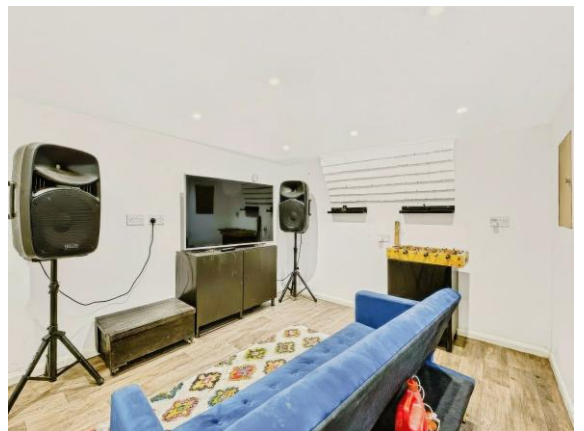
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○ Property Images



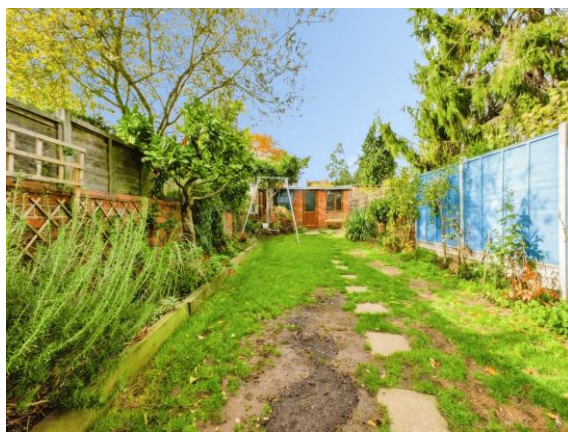
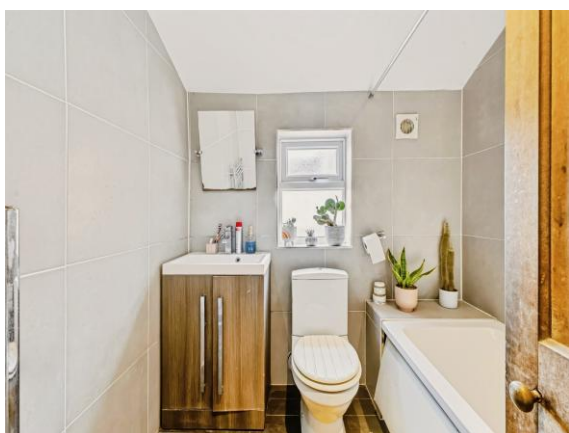
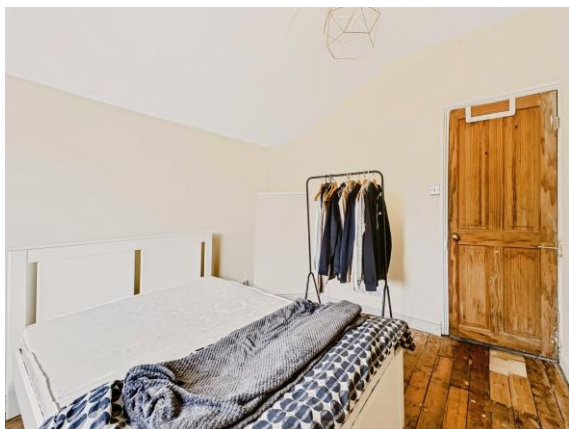
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Floor Plan



Total floor area 194.5 m² (2,093 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Approval

Signature		Date
Neil Drewery		
Ms G. Jackson		