



50 Sandhill Road, St James, Northampton, NN5 5LH

HOWKINS &  
HARRISON

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Northampton, NN5 5LH

Guide Price: £200,000

Offered to the market with no onward chain, this well-presented terraced home has been improved by the current owners and is conveniently located within easy reach of the town centre and not far from Northampton train station. The property features a modern open-plan living space, two generously sized bedrooms, and a family bathroom, along with permit parking and a low-maintenance outdoor area. Ideal for first-time buyers or investors, it also benefits from excellent commuter links.

### Features

- No onward chain
- Well-presented terraced home
- Open-plan living space
- Two spacious bedrooms
- Family bathroom
- Fitted kitchen with underfloor heating and adjoining WC/utility
- Permit parking available
- Close to town centre
- Within easy reach of Northampton train station



## Location

The property is situated in the St James area of Northampton, a well-established location to the west of the town centre, popular for its convenience and access to local amenities.

The area is particularly well known for its sporting facilities, including Franklin's Gardens, home of Northampton Saints, and Sixfields Stadium. The nearby Sixfields Leisure area also offers a range of facilities including restaurants, a cinema, gym, and retail outlets.

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.



## Ground Floor

The property is entered into a modern open plan living space stretching over 22ft, comprising a lounge/diner with windows and doors to both the front and rear, allowing for good natural light throughout. The room also benefits from a gas fireplace and handy understairs storage, with stairs rising to the first floor. The kitchen is fitted with a range of base and wall units with work surfaces over, incorporating a stainless steel sink and drainer, electric oven with gas hob and extractor, and an integrated dishwasher, along with space for additional appliances. There is also underfloor heating and side access. A separate utility room/WC provides further storage, work surface space, plumbing for laundry appliances, a sink, and WC.

## First Floor

The landing provides access to the loft and leads to two double bedrooms and the family bathroom. The main bedroom is positioned to the front and includes fitted wardrobes, while the second bedroom overlooks the rear and features a decorative fireplace and a wall-mounted combi boiler. The bathroom is fitted with a bath with shower over, WC, and wash hand basin.

## Outside

The rear garden is designed for low maintenance, with a courtyard layout including paving and a gravelled border. It is enclosed by brick walling and timber fencing, offering a private outdoor space.

## Viewing

Strictly by prior appointment via the agents. 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.

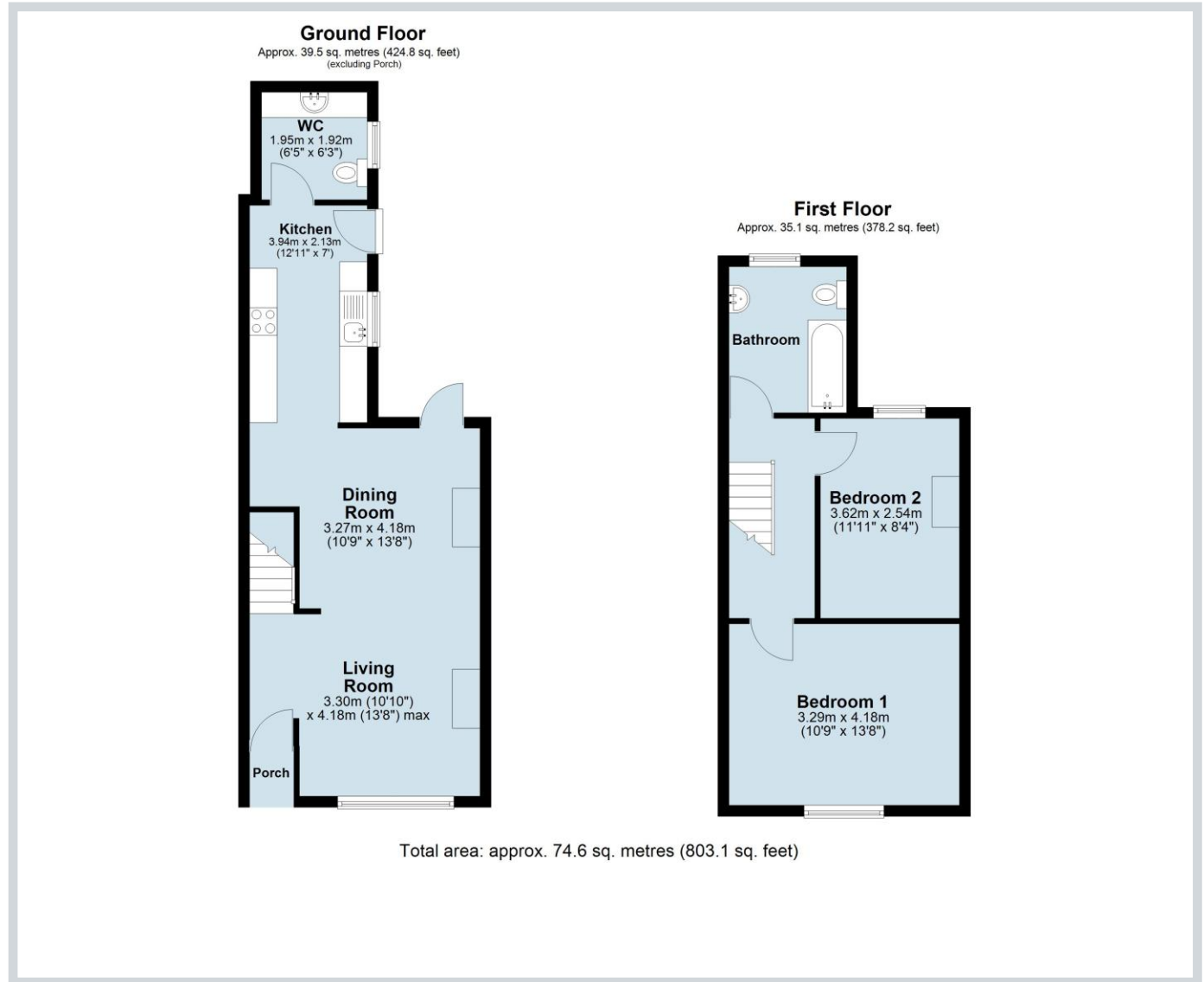
## Agents Notes

Some images have been virtually staged to show potential furniture layout and room use.

## Local Authority

West Northamptonshire Council - Tel: 0300-1267000  
Council Tax Band - A

EPC - TBC



## Howkins & Harrison

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