

**56 Rothersthorpe Road
Far Cotton
NORTHAMPTON
NN4 8JB**

£205,000



- **TWO BEDROOMS**
- **FOUR PIECE BATHROOM**
- **DOUBLE GLAZING**
- **POPULAR LOCATION**

- **LOUNGE/DINER**
- **CELLAR**
- **GAS RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING: D**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



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A well presented two bedroom bay fronted Victorian terraced home, located within the highly sought after area of Far Cotton.

The accommodation is well balanced and includes an entrance hallway, a spacious open plan lounge and dining room, fitted kitchen and a useful cellar providing additional storage. To the first floor are two well proportioned bedrooms and a family bathroom.

The property further benefits from uPVC double glazing throughout and a private rear garden..

Early viewing is recommended to appreciate the location and presentation on offer.

Ground Floor

Entrance Hall

Approached via entrance door, door to;

Lounge/Diner

Lounge Area

11'9" x 10'9" (3.6m x 3.30m)

Bay Window to the front aspect, feature fireplace, open to:

Dining Area

11'6" x 11'4" (3.53m x 3.47m)

Window to the rear aspect, door to;

Kitchen

10'0" x 7'11" (3.05m x 2.42m)

Window to the side aspect, door to the rear, stainless steel sink unit set into a range of base units with work surfaces over, tiled splash backs, matching wall mounted units, tiled floor.

Cellar

14'7" x 10'9" (4.45m x 3.3m)

First Floor

Landing

Storage cupboard, access to all rooms;

Bedroom One

12'11" x 10'1" (3.96m x 3.08m)

Window to the front aspect, fitted wardrobes.

Bedroom Two

11'7" x 8'5" (3.55m x 2.58m)

Window to the rear aspect.

Bathroom

Window to the rear aspect, white four piece bathroom suite comprising WC, wash had basin, side panelled bath and separate shower cubical.

Externally

Front Garden

Wall enclosed low maintenance garden.

Rear Garden

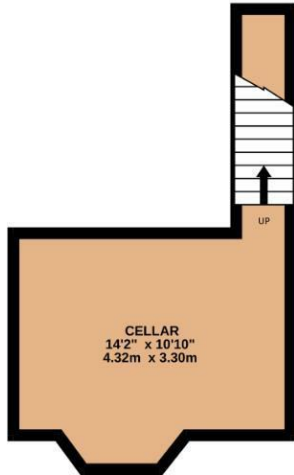
Fully enclosed seating area, artificial lawn, gated side access gravelled pathways.

Agents Notes

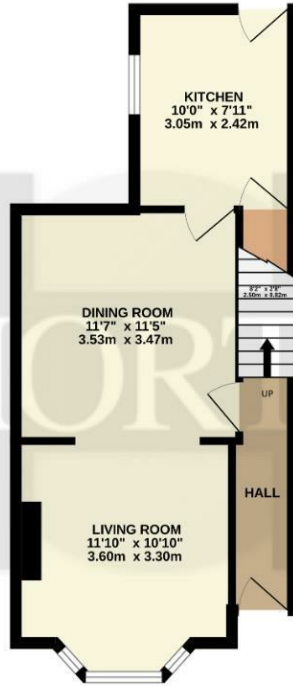
West Northamptonshire Council

Council Tax Band: B

BASEMENT
179 sq.ft. (16.7 sq.m.) approx.



GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



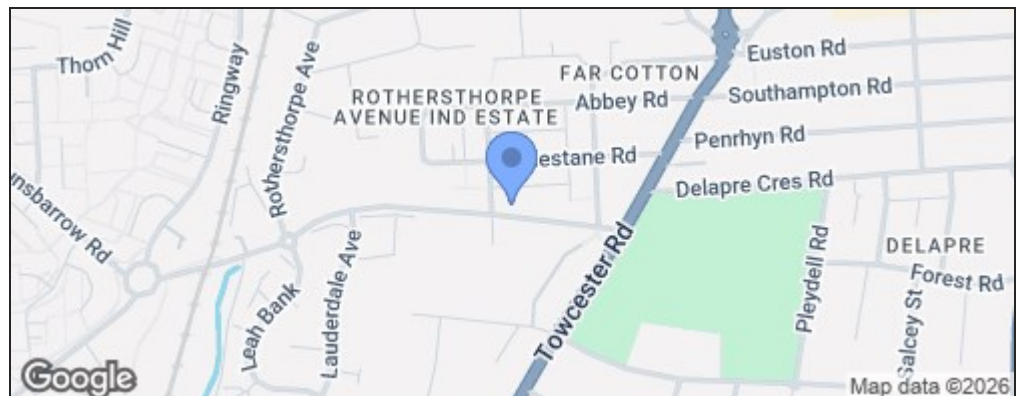
1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.5 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		88
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.