



Langham Place

Barrack Road, Northampton

oriordanbond
SALES & LETTINGS



Langham Place

Barrack Road
NN2 6AA

Price
£495,000

A beautifully presented four bedroom Grade II Listed Victorian town house, overlooking the popular Northampton Racecourse, situated within walking distance to schools, train station, shops and the town centre. The property has been completely refurbished throughout to a high standard by the current owners yet retaining many original features.

Accommodation comprises a bright and airy entrance hall with original Victorian tiles giving access to two reception rooms with traditional high ceilings, period feature fireplaces and restored sash windows. The basement has been fully converted and lined providing a fantastic kitchen/dining room with bespoke handmade kitchen, under floor heating, wood burning stove, a downstairs W/C and separate entrance leading back to the front. From the first floor landing is a stunning master bedroom with bespoke fitted wardrobes and original feature fireplace and a four-piece family bathroom with free-standing roll top bath, large walk-in shower and bespoke built-in storage. There are a further three bedrooms on the second floor with fitted storage cupboards and access to the loft. Outside, the property is set back from the road and has a low maintenance front garden accessed by a newly fitted iron gate. To the rear of the property is a beautifully kept garden with patio area leading to a double garage providing off road parking. Further benefits include modern fitted gas combination boiler and mega flow system, restored sash windows throughout and modern wiring. (A/1578/L)

- Refurbished Grade II Listed four bedroom town house
- Separate reception rooms
- Bespoke handmade kitchen/dining room
- Four-piece family bathroom
- Beautifully presented rear garden
- Double garage







TOTAL FLOOR AREA : 1566 sq.ft. (145.5 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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Additional information

- Council Tax Band: E
- Energy Efficiency Rating:

Viewing

Viewing strictly by appointment – details below

Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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