



**St. James Park Road**  
St. James, Northampton

**oriordanbond**  
SALES & LETTINGS



## St. James Park Road

St. James  
NN5 5EL

Price  
£260,000

Offering substantial living space and located within close proximity to Northampton's town centre and train station is this double bay fronted three bedroom Victorian terraced house. Offered to the market with no upper chain and mixing beautiful traditional features with modern fittings, this property would make an ideal purchase for first time buyers and offers lovely views over Victoria Park.

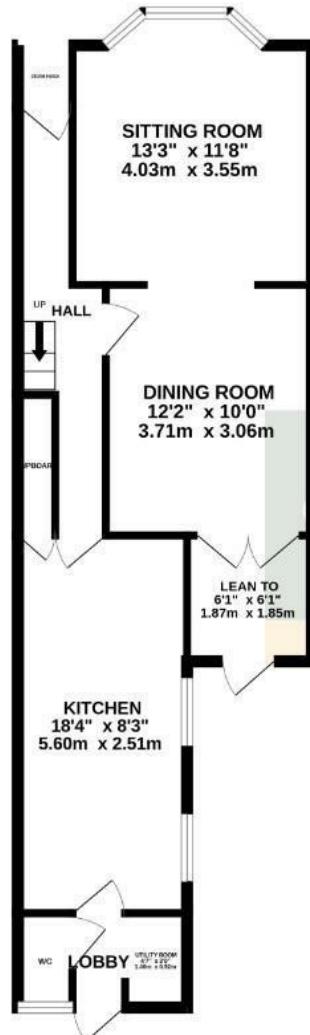
Set close to local schools and shops, accommodation comprises entrance hall, bay fronted sitting room, dining room, kitchen and cloakroom/WC with utility area. The first floor comprises three double bedrooms and a family bathroom. Outside is an enclosed walled rear garden with lawn and patio areas. Further benefits include gas radiator heating and uPVC double glazing. (B/1104/M)

- Three bedroom Victorian terraced house
- Two reception rooms
- uPVC double glazing
- Gas radiator heating
- Enclosed walled rear garden
- No onward chain

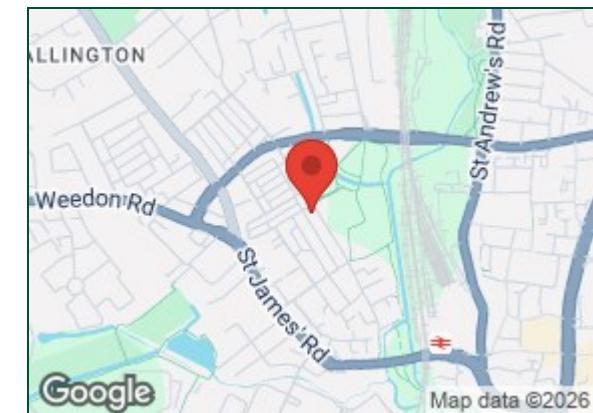
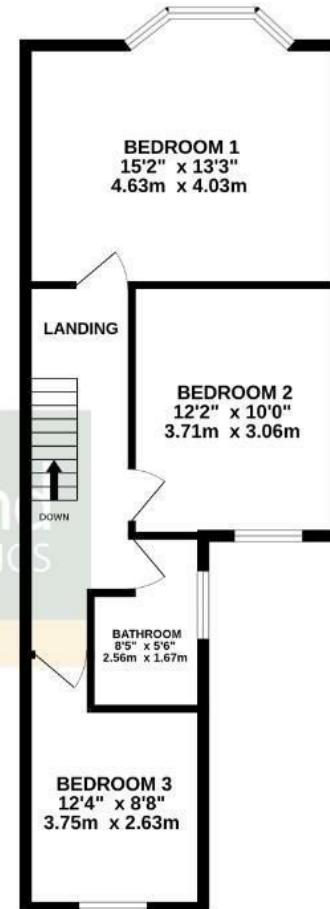




GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR  
528 sq.ft. (49.0 sq.m.) approx.



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TOTAL FLOOR AREA: 1104 sq.ft. (102.6 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: B
- Energy Efficiency Rating: C

#### 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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