



**Colwyn Road**  
The Mounts, Northampton

**oriordanbond**  
SALES & LETTINGS



# Colwyn Road

The Mounts  
NN1 3PU

Offers Over  
£350,000

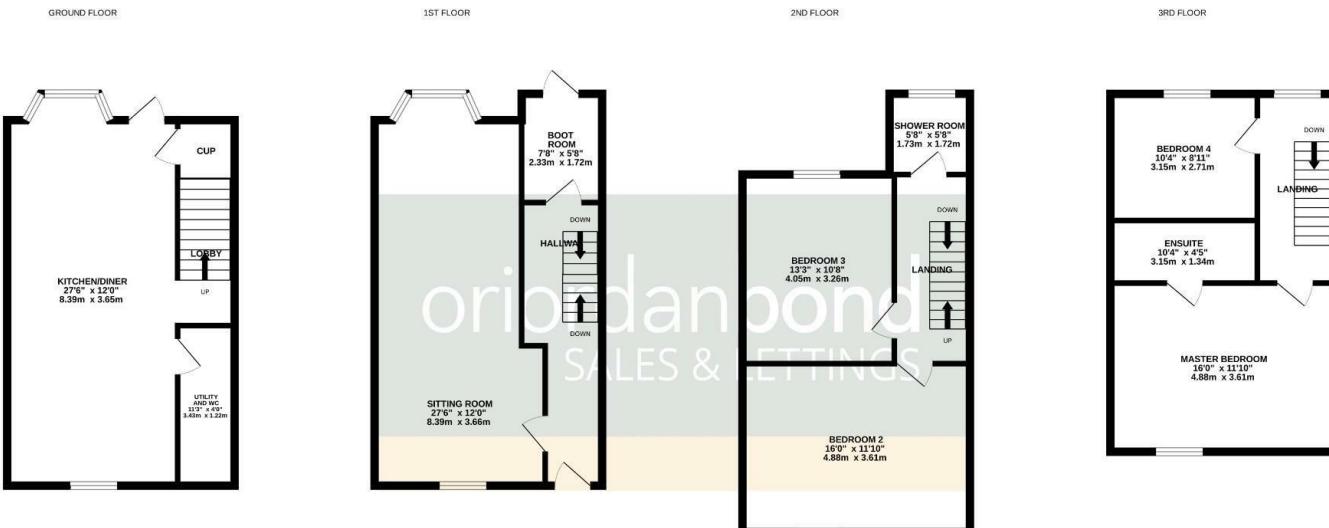
O'Riordan Bond is delighted to offer for sale this very impressive and spacious four bedroom Victorian town house backing onto The Old Racecourse Park as well as good access to Northampton town centre, train station and general hospital. The property is presented in excellent condition and has been modernised to an extremely high standard throughout whilst retaining many original features.

Accommodation over four floors comprises entrance hall, large sitting/dining room, boot room, large re-fitted basement kitchen/breakfast room with integrated appliances to include double oven and dishwasher and feature pull-out full height pantry cupboard, utility room with W/C, first floor landing, two double bedrooms and re-fitted three-piece family shower room, second floor landing and two further double bedrooms with re-fitted en-suite to the master. Outside is a large established rear garden with vegetable patch and ample outdoor storage space. Further benefits include uPVC double glazing, gas radiator heating, ample storage space throughout and fully-boarded loft. (A/1787/L)

- Impressive four double bedroom town house
- Re-fitted en-suite to master bedroom
- Re-fitted kitchen/breakfast room
- Re-fitted family shower room
- Gas radiator heating
- Large established rear garden







TOTAL FLOOR AREA: 1787sq.ft. (166.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal features are approximate. 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: D
- Energy Efficiency Rating: D

#### 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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