



**Colwyn Road**

The Mounts, Northampton

**oriordanbond**  
SALES & LETTINGS



## Colwyn Road

The Mounts  
NN1 3PX

Price  
£315,000

A deceptively spacious and charming three bedroom town house, situated in this popular location, within short walking distance of The Racecourse, town centre and general hospital. The property has been improved by the current owners whilst retaining many original features throughout.

Accommodation over four floors comprises entrance hall, sitting room with mezzanine and study on the ground floor. Lower level comprises a spacious re-fitted kitchen/dining room. To the first floor is a double bedroom with re-fitted en-suite and a re-fitted family bathroom. The second floor comprises two further good size bedrooms. Outside is an enclosed low maintenance rear garden with fruit trees and outside storage. Further benefits include gas radiator heating and uPVC double glazing. (A/1311/M)

- Improved three bedroom town house
- Re-fitted en-suite to master bedroom
- Re-fitted kitchen/dining room
- Re-fitted family bathroom
- Gas radiator heating
- Low maintenance rear garden

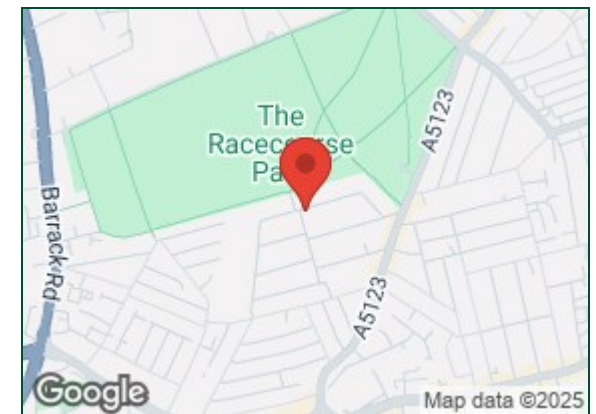






TOTAL FLOOR AREA : 1311 sq.ft. (121.8 sq.m.) approx.

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: D
- 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.

**O'Riordan Bond Abington Sales**

**01604 639007**

[abington@oriordanbond.co.uk](mailto:abington@oriordanbond.co.uk)

