



## 41 Beaconsfield Terrace

The Mounts, Northampton, NN1 3ES

£1,250 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH

Available Now

A fully refurbished three-bedroom family home offering generous living space, high ceilings and modern finishes throughout. This is a property that has new kitchen, new bathroom, new carpets and full redecoration — ready for a family to move straight in and make it home.



Unfurnished Accommodation: Entrance Hall, Lounge, Second reception room, open plan kitchen/dinner, three bedrooms, family bathroom, shower en-suit, basement and rear garden. EPC - E. Council Tax Band A

Step through the white UPVC front door into a bright hallway, finished in neutral tones with newly laid carpet that runs throughout the property. Light and airy living room with a large bay window to the front aspect. Beyond this sits a second reception room, open plan in feel and offering flexibility. Whether used as a formal dining room, playroom or additional sitting area, it provides valuable extra space for growing families. The staircase rises from here, and there is access down to the basement, which offers useful storage (though, as with most basements, not suitable for valuables).

To the rear is spacious open-plan kitchen and dining area. The kitchen has been newly fitted with modern grey units, contemporary work surfaces and integrated oven, hob and extractor. A window above the sink overlooks the garden, while French doors from the dining area open directly onto the rear patio.

Upstairs, the first-floor landing runs the depth of the property and leads to three bedrooms and the family bathroom.

The master bedroom sits to the front and is an excellent size, benefiting from a bay window and high ceilings. Unusually for a property of this style, it also has its own en-suite shower room, fitted with a shower cubicle, wash basin and Macerator WC.

Bedroom two is a comfortable double overlooking the rear garden, while bedroom three is a single room ideal as a nursery, child's bedroom or home office.

The family bathroom is fully tiled floor to ceiling and fitted with a white suite including bath with power shower over and fixed glass screen, wash basin and WC.

Outside, the property benefits from a small enclosed rear garden with newly installed fencing and patio area — manageable and secure, without becoming a burden to maintain.

Beaconsfield Terrace sits in a well-established residential area just off the Wellingborough Road, placing you within easy reach of local shops, cafés and everyday amenities. Northampton town centre is close by, as is the Racecourse park. Northampton General Hospital and the train station are also within convenient reach, making this a practical location for working households.

Living Room 12'0 x 12'6 (3.66m x 3.81m )

Second Reception / Dining Room 13'5 x 11'9 (4.09m x 3.58m )

Kitchen / Dining Area 18'4 x 14'11 (5.59m x 4.55m )

First Floor Landing 21'9 x 5'7 (6.63m x 1.70m )

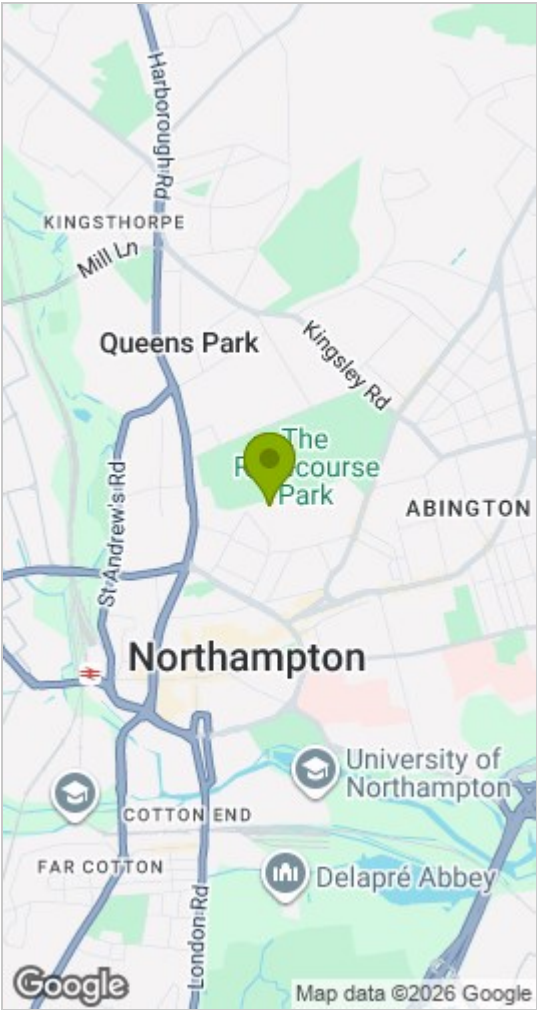
Master Bedroom 16'1 x 12'9 (4.90m x 3.89m )

En-Suite Shower Room 7'2 x 3'10 (2.18m x 1.17m)

Bedroom Two 11'8 x 10'2 (3.56m x 3.10m)

Bedroom Two 11'8 x 10'2 (3.56m x 3.10m )

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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