

3 Aberdeen Terrace
St James
Northampton
NN5 7AD

£275,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Oscar James are thrilled to offer for sale this four-storey, town house situated in the convenient location of St James. Boasting accommodation over 1500 square feet and a fantastic four bedrooms, unique gallery style living area, as well as several parking options, this home is one not to be missed.

NO ONWARD CHAIN

The properties accommodation comprises of; an entrance hall, dining room, a bespoke hardwood kitchen/breakfast room with range cooker and extraction fan to the ground floor and a galleried ceiling sitting room to the lower ground floor.

To the first floor are two double bedrooms, a refitted bathroom with separate

shower and claw foot bath and a further cloakroom with two further double bedrooms to the second floor.

Benefits of this unique home include an abundance of individual and character features and high ceilings throughout.

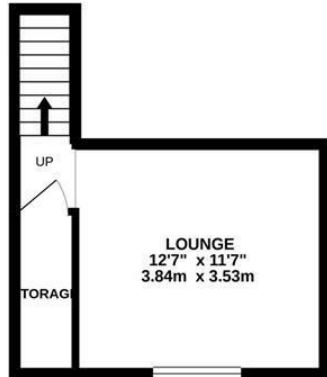
Externally this home benefits from a patioed rear garden, secure off road parking to the rear accessed via electric garage door, as well as two parking permits and one visitor permit (must be applied and paid to the council).

To book in for your internal viewing, please contact Oscar James Northampton and avoid disappointment.

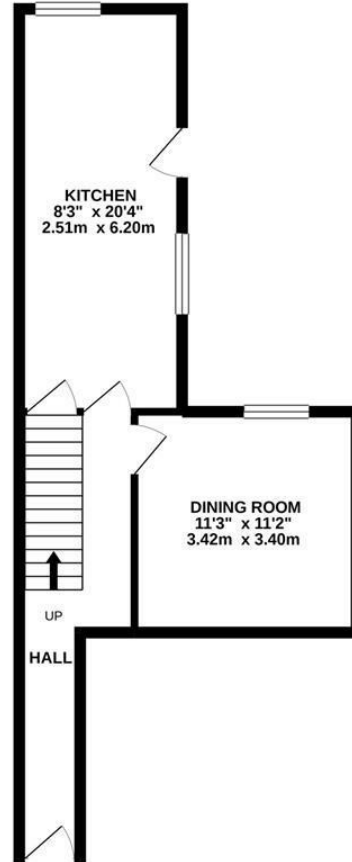
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FLOOR PLAN

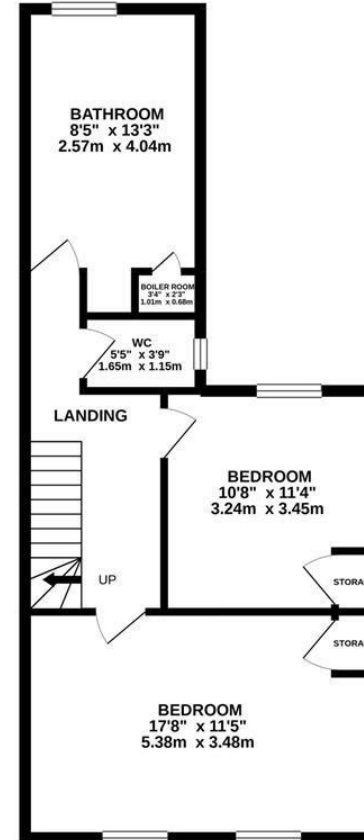
BASEMENT
202 sq.ft. (18.8 sq.m.) approx.



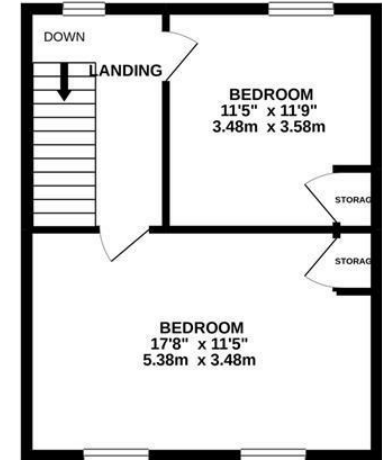
GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



2ND FLOOR
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1562 sq.ft. (145.1 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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AT A GLANCE...

-  Lounge and Galleried Dining Area
-  Fitted Kitchen With Range Cooker and Extraction Fan
-  Four Bedrooms
-  Four-Piece Family Bathroom and Downstairs W/C.
-  Decked Rear Garden
-  Car Port To Rear and Parking Permits Available





SELLER'S SECRET

This has been a wonderful family home for over a decade, the main selling point for us was the great location; we are in prime location to walk to the town centre, train station, Sixfields Retail and so many more local amenities.



Why we like it....

This really is a unique home situated in an incredibly convenient area of Northampton.

If you are looking for a town house style home with a wealth of character features, then this could be your next purchase!

To buy or not to buy....

OSCAR JAMES

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