

**42 Baring Road
St James
NORTHAMPTON
NN5 7BA**

£235,000



- VICTORIAN MID TERRACE
- THREE BEDROOMS
- UPVC DOUBLE GLAZED
- REAR GARDEN
- LOUNGE/DINING ROOM

- DOUBLE BAY FRONTED
- CLOSE TO NORTHAMPTON TRAIN STATION
- GAS RADIATOR HEATING
- GROUND FLOOR SHOWER ROOM & 1ST FLOOR BATHROOM
- ENERGY EFFICIENCY RATING: D

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PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom Victorian double bay fronted terrace property situated close to Northampton town centre and Northampton Train Station.

The accommodation comprises entrance hall, lounge/dining room, kitchen/breakfast room, shower room, three bedrooms and family bathroom.

The property also benefits uPVC double glazing, gas radiator heating and gardens to rear.

Ground Floor

Entrance Hall

Radiator, wooden flooring, stairs leading to first floor landing, doors to:

Lounge/Dining Room

22'9" x 11'8" (6.94 x 3.58)

Feature fireplace, radiators, wooden flooring, under stairs storage cupboard, uPVC double glazed bay window to front & window to rear, door to:

Kitchen/Breakfast Room

17'6" x 7'9" (5.34 x 2.37)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, fitted gas hob with extractor fan above, electric oven, plumbing for washing machine, vinyl flooring, radiator, two uPVC double glazed windows to side, door to:

Rear Lobby

Door out to rear gardens, door to:

Shower Room

Suite comprising tiled shower cubicle with shower unit above, hand wash basin, low level w.c, tiled splash areas, radiator, uPVC double glazed windows to side and rear.

First Floor

First Floor Landing

Radiator, built in cupboard, doors to:

Bedroom One

14'2" x 12'7" into bay (4.32 x 3.85 into bay)

Radiator, uPVC double glazed bay window to front.

Bedroom Two

11'6" x 8'6" (3.52 x 2.60)

Radiator, uPVC double glazed window to rear.

Bedroom Three

8'5" x 7'7" (2.59 x 2.33)

Radiator, uPVC double glazed window to rear.

Bathroom

Suite comprising bath unit with shower unit above, hand wash basin, low level w.c, tiled splash areas, vinyl flooring, radiator, uPVC double glazed window to side.

Externally

Front Garden

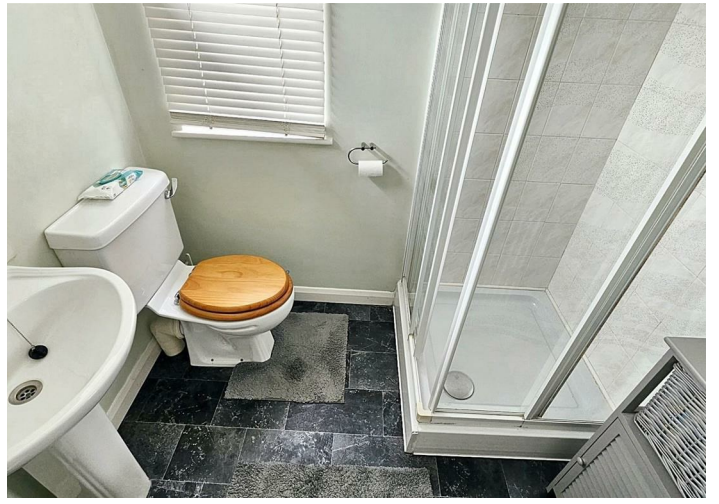
Surrounded by brick brick wall and path leading to front door.

Rear Garden

Paved patio area, artificial lawn, timber shed, service road to rear with gated access.

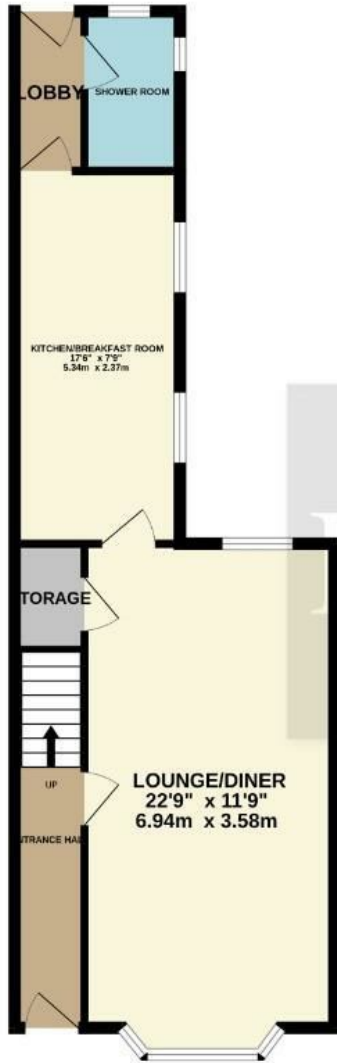
Agents Notes

Council Tax Band: B

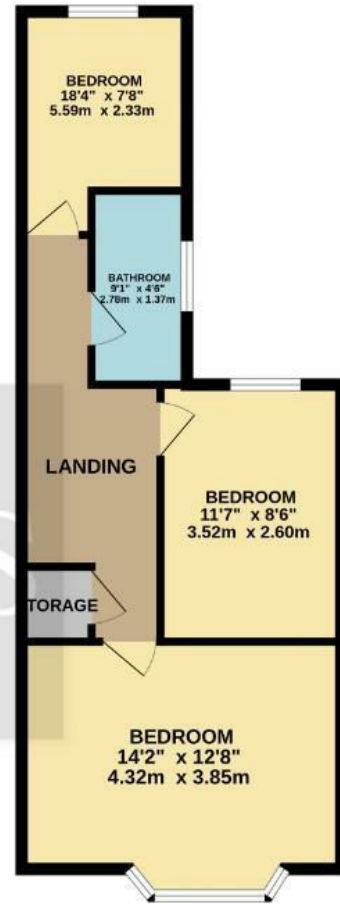




GROUND FLOOR
544 sq.ft. (50.6 sq.m.) approx.



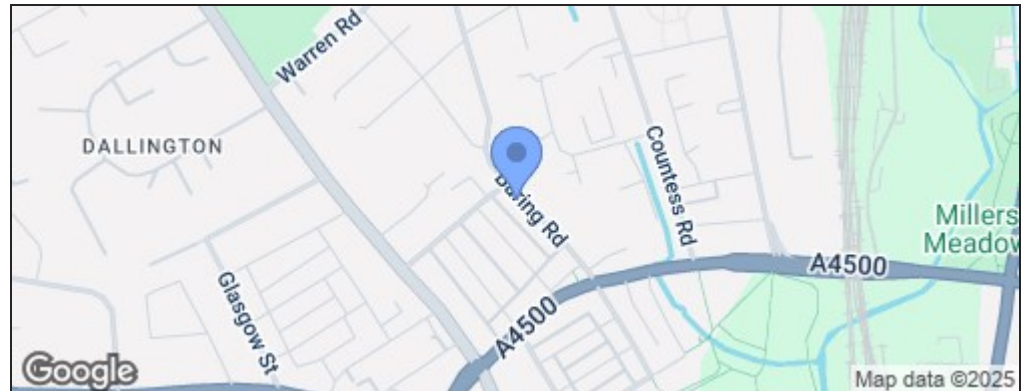
1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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 misstatement. 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.