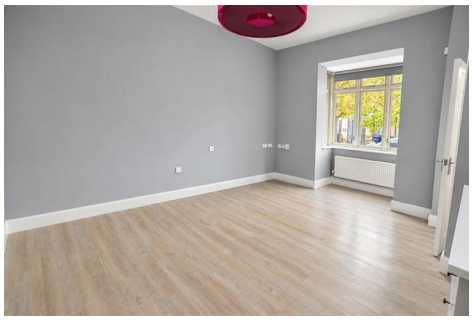
88 High Street
Upton
NORTHAMPTON
NN5 4EH

£350,000









- OFFERED WITH NO ONWARD CHAIN
- SIX BEDROOMS OR FIVE BEDROOMS & A HOME OFFICE
- DOWNSTAIRS CLOAKROOM, TWO BATHROOMS & AN EN-SUITE
- ALLOCATED PARKING FOR TWO CARS
- GOOD TRANSPORT LINKS
- THREE STOREY TOWN HOUSE
- REFITTED KITCHEN / DINER WITH BUILT IN APPLIANCES
- DOUBLE GLAZING & GAS RADIATOR HEATING
- CLOSE TO UPTON COUNTRY PARK & SIXFIELDS
- ENERGY RATING: TBC

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk

PERSONAL • PROFESSIONAL • PROACTIVE

Situated in the popular Upton area of Northampton, this spacious and versatile six-bedroom, three-storey townhouse is offered for sale with no onward chain. Providing approximately 1,623 sq. ft. of accommodation, the property is ideal for larger families or those requiring flexible living space, with the option of five bedrooms and a home office. The ground floor comprises an entrance hall, lounge, refitted kitchen/diner with built-in appliances, utility room and cloakroom. On the first floor are three bedrooms and a family bathroom, while the second floor offers three further bedrooms, including the principal bedroom with en-suite facilities, and an additional bathroom. Further benefits include double glazing, gas radiator heating and allocated parking for two cars. Conveniently located close to Upton Country Park, Upton Meadows Primary School and the shopping and leisure facilities at Sixfields, the property also enjoys good transport links.

Ground Floor

Entrance Hall
Stairs rising to first floor, doors leading to kitchen/diner and lounge.

Lounge
14'5" x 11'5" (4.4 x 3.48)
Bay window to front aspect.

Kitchen/Diner
20'4" x 11'6" (6.2 x 3.51)

Kitchen
Refitted with a range of wall and base level units with work surface over, sink and drainer unit, fitted induction hob with built in extractor, two built in ovens, built in dishwasher, built in fridge, built in freezer, splashbacks, window to rear aspect, door to utility room.

Diner
Window to front aspect, breakfast bar.

Utility Room
Fitted with wall and base level units with work surfaces over, sink and drainer unit with mixer tap over, window to rear aspect, door to rear garden, door to under stairs cupboard, door to cloakroom.

Cloakroom
Fitted with a two piece suite comprising low level WC, pedestal mounted sink, and an extractor fan.

First Floor

Landing
Dual aspect windows to front and rear, airing cupboard, stairs rising to second floor, doors to bedrooms two, three, four and bathroom.

Bedroom Two
10'2" x 11'4" (3.1 x 3.47)
Window to rear aspect.

Bedroom Three
10'0" x 11'4" (3.06 x 3.47)
Window to front aspect.

Bedroom Four
11'5" x 8'7" (3.5 x 2.64)
Window to front aspect.

Bathroom
Fitted with a four piece suite comprising low level WC, pedestal sink, panelled bath, shower cubicle with fitted shower over, window to rear aspect, tiled splash backs, extractor fan.

Second Floor

Landing
Window to rear aspect, doors to all room.

Bedroom One
14'6" x 11'6" max (4.42 x 3.53 max)
Window to rear aspect, fitted wardrobe, door to en-suite.

En-Suite
Fitted with a four piece suite comprising low level WC, pedestal mounted sink, panelled bath, double shower cubicle with fitted shower over, window to rear aspect, tiled splashbacks, extractor fan.

Bedroom Five
10'2" x 8'1" (3.12 x 2.48)
Window to rear aspect.

Home Office / Bedroom Six
9'10" x 8'1" (3 x 2.48)
Window to front aspect.

Bathroom
Fitted with a three piece suite comprising low level WC, pedestal mounted sink, panelled bath, tiled splashbacks, window to front aspect, extractor fan.

Externally

Front Garden
Small paved area enclosed by wrought iron fencing.

Rear Garden
Laid to patio and artificial grass, hard standing for shed, enclosed by brick wall and timber fencing, gated rear access leading to parking.

Parking
Two allocated parking spaces.

Agents Notes
Council Tax Band: E

Current annual charges:
• Communal areas maintenance (RMG): £264.02
• Land Trust: £230.90
These charges are reviewed annually by the respective management companies and may vary.

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.



























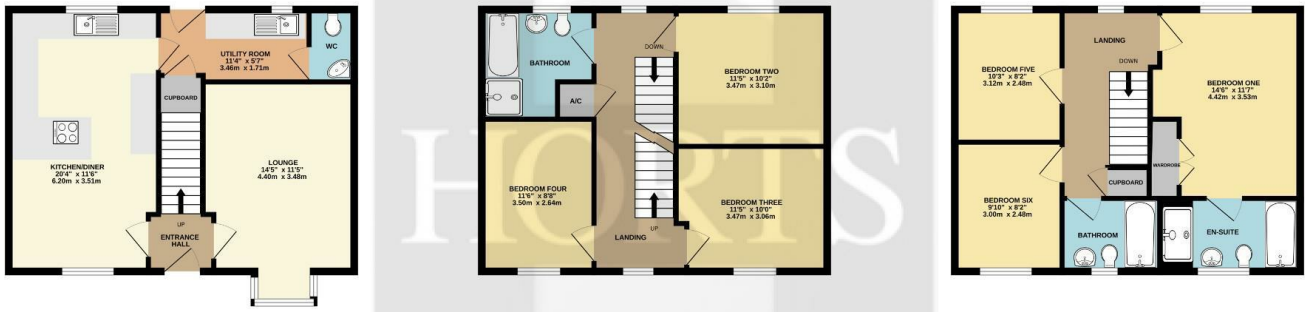




GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.

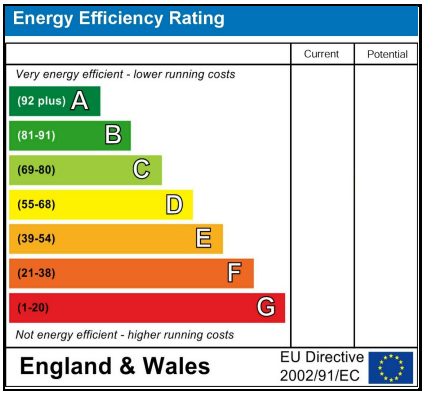
1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.

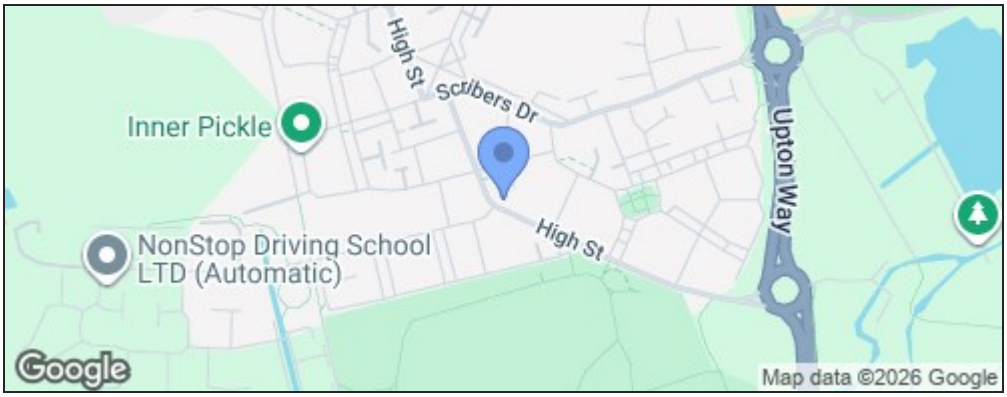
2ND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1623 sq.ft. (150.8 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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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 firms employment has the authority to make or give any representation or warranty in respect of the property.