

**25 Near Side**

**NORTHAMPTON  
NN5 5FJ**

**£200,000**



- MID TERRACE
- DOUBLE GLAZING
- ALLOCATED PARKING SPACE
- CLOSE TO TOWN CENTER
- ENERGY EFFICIENCY RATING: C

- TWO DOUBLE BEDROOMS
- GAS TO RADIATOR HEATING
- GARDENS
- CLOSE TO TRAIN STATION

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Welcome to this charming mid-terrace house located in the desirable area of Near Side. This modern property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or even as a rental investment. The inviting reception room provides a comfortable space for relaxation and entertaining guests.

The house features a contemporary bathroom, ensuring convenience and comfort for its residents. One of the standout benefits of this property is the availability of parking for one vehicle, a valuable asset in this bustling area.

Situated close to Northampton town centre, you will find yourself just a short distance from a variety of shops, restaurants, and local amenities. Additionally, the nearby train station offers excellent transport links, making commuting a breeze.

This property is offered with no onward chain, allowing for a smooth and efficient purchase process. Whether you are looking to settle down in a vibrant community or seeking a promising investment opportunity, this mid-terrace house in Near Side is certainly worth considering. Don't miss the chance to make this delightful home your own.

## **Ground Floor**

### **Entrance Hall**

Radiator, vinyl flooring, stairs rising to first floor landing, doors to:

### **Cloakroom**

Suite comprising low level WC, hand wash basin, double glazed window to front, radiator.

### **Lounge**

14'9" x 12'9" max (4.52 x 3.91 max)

Vinyl flooring, built in under stairs storage cupboard, double glazed window to rear, double glazed French doors to rear, archway leading to:

### **Kitchen**

9'11" x 7'4" (3.03 x 2.25)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, built in gas hob with extractor fan above, electric oven, plumbing for washing machine, built in fridge/freezer, built in dishwasher, double glazed window to front.

## **First Floor**

### **Landing**

Doors to:

### **Bedroom One**

12'11" x 10'2" (3.94 x 3.11)

Built in wardrobes, built in storage cupboard, radiator, two double glazed windows to front.

### **Bedroom Two**

12'5" x 7'8" (3.80 x 2.35)

Radiator, double glazed window to rear.

**Bathroom**

Suite comprising bath with shower unit above, hand wash basin, low level WC, heated towel rail, double glazed window to rear.

**Externally****Front Garden**

Allocated parking space, visitors parking spaces available.

**Rear Garden**

Paved patio leading to lawn area, gated rear access.

**Agents Notes**

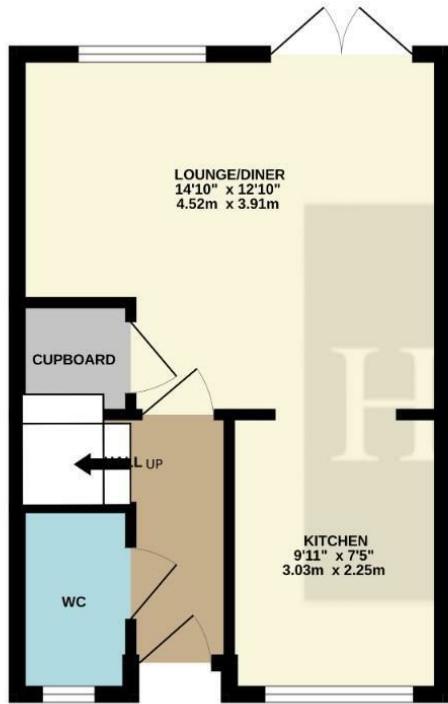
Council Tax Band: C

Maintenance Service Charge: £88.00 pcm, this includes window cleaning, maintenance to outside windows, roof, communal areas and lighting,

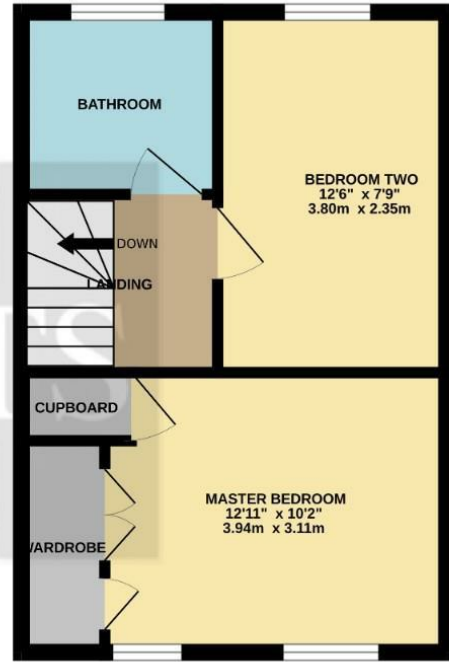




GROUND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.