

**1 Bowden Road
St James
NORTHAMPTON
NN5 5LT**

£200,000



- **NO UPPER CHAIN**
- **TWO BEDROOMS**
- **NEAR TO TRAIN STATION**
- **RADIATOR HEATING**

- **IDEAL FIRST HOME**
- **SEPARATE RECEPTION ROOMS**
- **CENTRAL LOCATION**
- **ENERGY PERFORMANCE RATING: D**

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PERSONAL • PROFESSIONAL • PROACTIVE

A bay fronted, Victorian, End of Terrace property offered with no upper chain and within walking distance of Northampton train station and Franklins Gardens. The accommodation comprises; an entrance hall, separate sitting and dining rooms and a kitchen on the ground floor, with two generously sized bedrooms and a refitted bathroom on the first floor. Benefits include uPVC double glazing, a gas fired radiator heating system and a rear garden with gated side access. Parking is available on the street with permits from the local council.

Ground Floor

Entrance Hall

Entered via panel door set in a storm porch, stairs to the first floor landing, radiator, doors to the sitting and dining rooms, laminate flooring.

Sitting Room

10'7 x 10'2 (3.23m x 3.10m)

Double glazed box bay window to the front elevation, feature fireplace, radiator, television point.

Dining Room

11'3 x 11'1 (3.43m x 3.38m)

Double glazed window to the rear elevation, radiator, laminate flooring, door to the kitchen.

Kitchen

11'11 x 8'1 (3.63m x 2.46m)

Fitted with a range of wall and base level units, roll edge work surfaces, inset sink drainer unit, integrated oven and hob, plumbing for a washing machine, space for an upright fridge freezer, under stairs storage cupboard, double glazed window to the side elevation, door to the rear garden.

First Floor

Landing

Loft access hatch, built-in storage cupboard over stairs, doors to the first floor rooms.

Bedroom One

14'1 x 10'3 (4.29m x 3.12m)

Two double glazed windows to the front elevation, radiator, television point, cast iron feature fireplace.

Bedroom Two

11'7 x 8'9 (3.53m x 2.67m)

Double glazed window to the rear elevation, radiator.

Family Bathroom

Fitted with a suite comprising a panel bath with a shower over, pedestal sink and a WC., space for a tumble drier, double glazed window to the rear elevation, radiator.

Outside

Rear Garden

Laid mainly to lawn, paved patio area, fence and wall enclosed.

Agents Notes:

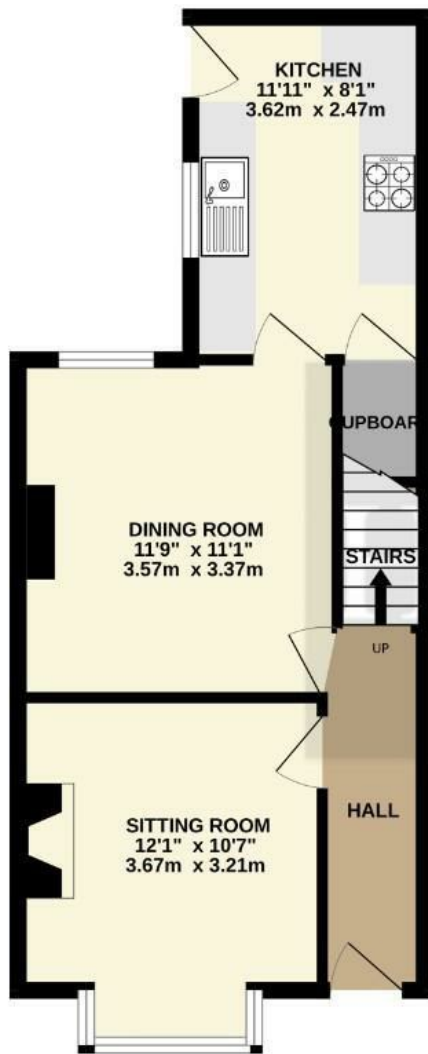
Council Tax Band A





GROUND FLOOR
405 sq.ft. (37.7 sq.m.) approx.

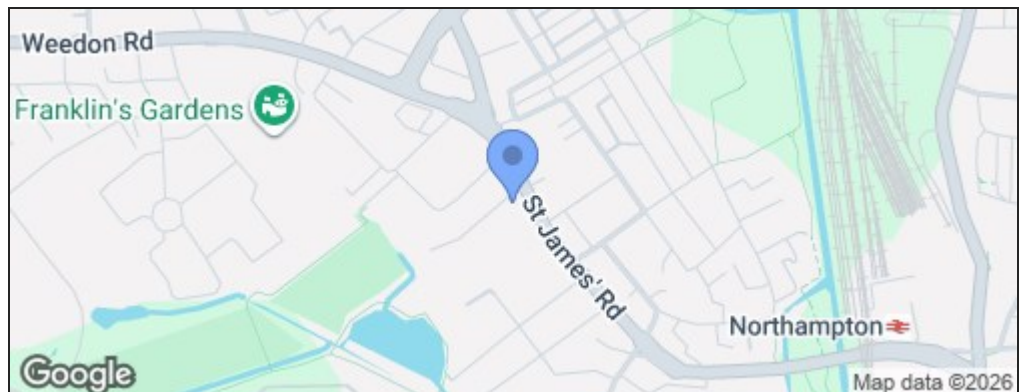
1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 800 sq.ft. (74.3 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) A		87
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.