

## Baker Street, Northampton NN2 6DH



**£160,000**

Offered for sale with no onward chain is this three bedroom Victorian terraced home situated in the popular Semilong area of Northampton, conveniently located within walking distance of Northampton Railway Station, the town centre and a range of local amenities.

The accommodation comprises an entrance leading into a spacious open plan living/dining room, creating a versatile living space. To the rear is a fitted kitchen offering a range of wall and base units with complementary work surfaces, while a ground floor bathroom is fitted with a three piece suite comprising a bath with electric shower over, wash hand basin and WC.

To the first floor are three bedrooms, including two double bedrooms and a further single bedroom which could also be utilised as a home office.

Further benefits include gas central heating, uPVC double glazing and freehold tenure. The property offers excellent potential for first time buyers and investors alike.

**Enter Via**  
uPVC door into





### **Lounge/Diner**

22'6" x 13'1" (6.86 x 4)

Double glazed windows to both the front and rear elevations, brick fireplace surround, staircase rising to the first floor, and a doorway leading through to the kitchen.



### **Kitchen**

9'7" x 6'11" (2.942 x 2.109)

A fitted galley style kitchen comprising a range of base and wall mounted units with complementary work surfaces, inset stainless steel sink and drainer and space for further appliances. The room benefits from tiled splashbacks, tiled floor, double glazed window, wall mounted boiler and door into lobby and basement.

### **Lobby**

6'6" x 2'8" (2 x 0.835)

Storage cupboard, doors into bathroom and rear garden.



### **Family Bathroom**

5'9" x 4'10" (1.758 x 1.497 )

A three piece bathroom suite comprising a panelled bath with electric shower over, pedestal wash hand basin and low level WC. The room further benefits from tiling to water sensitive areas and the floor, together with a double glazed window.

### **Landing**

Doors to three bedrooms and double glazed window to side.



### **Bedroom One**

13'1" x 10'5" (4 x 3.2 )

Double glazed window to front.



**Bedroom Two**

11'4" x 7'6" (3.473 x 2.3)

Double glazed window to rear.



**Bedroom Three**

Double glazed window to rear.

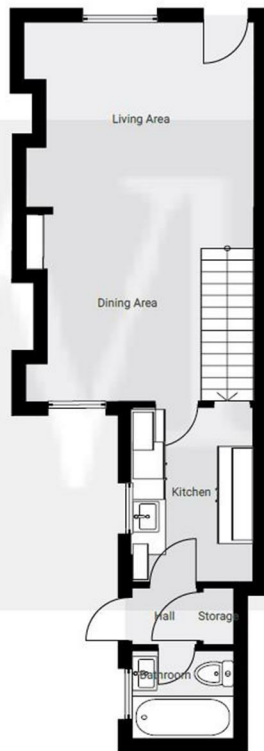
**Cellar**



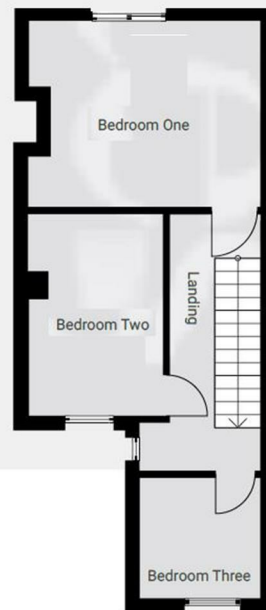
## Rear Garden

Brick paving with planting borders.

### ▼ Ground Floor




### ▼ 1st Floor



Please Note this floor plan is for illustrative purposes only. All measurements are approximate and no responsibility is taken for error.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	