



01327 878926



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2 James Watt Close, Daventry NN11 8RJ

# campbells

of Northampton



3 Bedrooms | 1 Bathroom | 1 Reception Room | On Road Parking



## 118 EUSTON ROAD

NORTHAMPTON NN4 8DU

- ✓ Northampton Train Station Close By
- ✓ No Upper Chain
- ✓ Three Bedrooms
- ✓ Great Location for Commuters
- ✓ Gas Central Heating
- ✓ Kitchen / Diner
- ✓ Ideal Investment Opportunity
- ✓ Replaced Bathroom
- ✓ Victorian Terrace

## About the Property

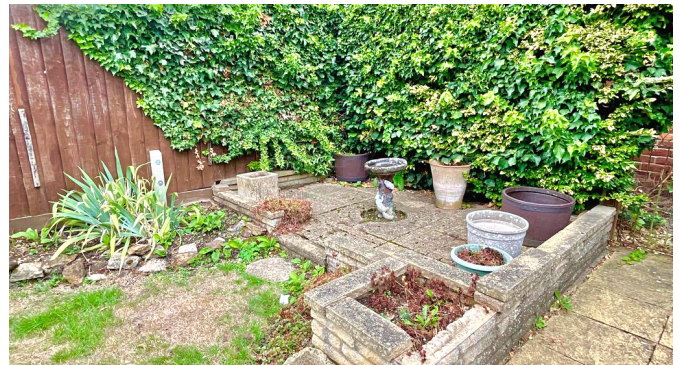
This three bedroom Victorian property would be fantastic for a first time buyer or as an investment for the busy Northampton rental market.

The property sits in the Far Cotton area of Northampton, a great location being close to local schools and parks and less than two miles from Northampton town centre with its variety of shops, restaurants, theatres and public houses, and Northampton Station is within walking distance, which feeds direct into Euston Station.

The accommodation consists of a rain porch covering the front door which opens onto the entrance hall with doors to the lounge and a large kitchen/diner which has access to the enclosed rear garden, and a good sized storage area which is where the replaced boiler is located. To the first floor you will find two large double bedrooms and the third bedroom, as well as the replaced family bathroom.

It is fair to say the property is in need of some TLC and re-decoration, but it is a great opportunity for a first time buyer trying to get on the ladder or the ample investment opportunity to add to your property portfolio.

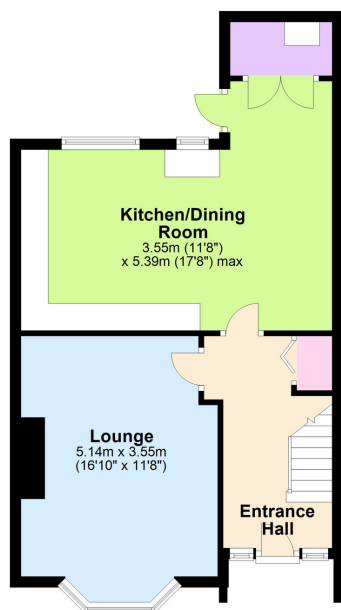
If you fancy a walk or a run, close by you have the popular Delapre Abbey and local parks.



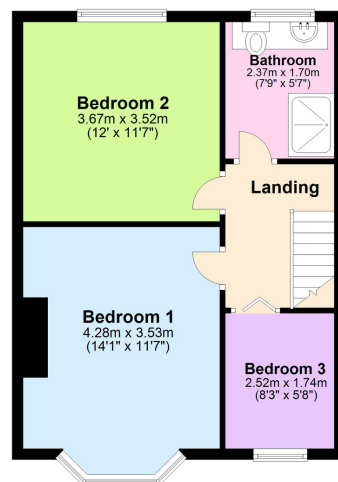
Council Tax: Band B

EPC Rating: TBC

Ground Floor



First Floor



Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.