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Colwyn Road, Northampton, NN1 3PZ

£400,000 Terraced

4 3 4



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Northampton
The Corner House, 1 St Giles Square, Northampton, NN1 1DA

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Property Summary

MANY CHARACTER FEATURES. A fine example of a late Victorian town house situated in the central NN1 district of the town.

Features & Utilities

- ✓ Victorian Town House
- ✓ Four Bedrooms
- ✓ Four Reception Rooms
- ✓ Three Bathrooms
- ✓ Character Features
- ✓ Backs onto Racecourse
- ✓ No Onward Chain



Property Overview

MANY CHARACTER FEATURES. A fine example of a late Victorian town house situated in the central NN1 district of the town. The property backs on to the town's historic Racecourse and has accommodation arranged over four floors. Character features include sash windows, deep skirting boards, picture rails, ceiling cornices and striped wood doors and alcove cupboards and drawers. A recessed porch with mosaic tiled step leads to the main accommodation featuring a through entrance hall with door to steps to rear garden, sitting room with bi-fold striped wood doors to further reception room, shower room, drawing room with feature fireplace and shelved alcoves and a bay window overlooking the garden, first floor landing to three large bedrooms and a bathroom with stairs rising to a large attic bedroom with en-suite shower room. The full basement has steps up to the garden from a large fitted kitchen and an expansive living/dining space. The garden extends to over 90' in length with a rear gate accessing the racecourse. EPC Rating: TBC. Council Tax Band: A.

ENTRANCE PORCH

Recessed porch with mosaic tiled step.

ENTRANCE HALL

A through hallway, accessing all ground floor rooms with stairs descending to basement accommodation. Stairs to first floor. Radiator. Original features. Stained glass door to rear garden.

LOUNGE 4.00m x 4.11m (13'1 x 13'6)

Sash window to front elevation. Chimney breast with fireplace, low level cupboard to one alcove and shelving to the other. Deep skirtings. Ceiling cornice. Picture rail and dado rail. Bi-Fold panelled doors to:

DINING ROOM 3.96m x 3.54m (13' x 11'7)

Sash window to rear elevation. Radiator. Chimney breast with fireplace and original cupboard and drawers to one alcove. Continuation of ceiling cornice. Picture rail and dado rail. Deep skirtings.

DRAWING ROOM 4.55m max x 3.02m (14'11 x 9'11)

Sash bay window to rear elevation. Radiator. Chimney breast with feature fireplace. Storage shelves to both alcoves. Ceiling cornice. Picture rail and dado rail. Deep skirtings.

SHOWER ROOM

Obscured sash window to side elevation. Radiator. Tiled shower cubicle. Wash hand basin in vanity unit. Low level WC. Tiled walls and floor. Extractor fan. Ladder style radiator.

FIRST FLOOR LANDING

Access to loft space. Original features and architraves. Stairs to second floor. Stripped wood doors to:

BEDROOM ONE 4.06m x 5.24m (13'4 x 17'2)

Two sash window to front elevation. Radiator. Chimney breast with fireplace place, original cupboards and drawers to one alcove. Picture rail.

BEDROOM TWO 4.01m x 3.54m (13'2 x 11'7)

Sash window to rear elevation. Radiator. Chimney breast with original cupboards and drawers to one alcove. Picture rail.

BEDROOM THREE 4.06m x 3.27m (13'4 x 10'9)

Sash bay window to rear elevation. Radiator. Chimney breast with shelves to one alcove. Picture rail.

BATHROOM 2.59m x 2.26m (8'6 x 7'5)

Obscure sash window to side elevation. Radiator. Roll top bath on ball and claw feet, mixer tap and shower attachment. Low level WC. Twin basins in vanity counter unit and mirror over. Tiled walls and floor. Airing cupboard housing hot water cylinder and gas fired boiler.

SECOND FLOOR

Sash window to rear elevation. Doors leading to:

BEDROOM FOUR 6.78m max x 4.32m (22'3 x 14'2)

Twin sash window to rear elevation. Velux window to front elevation with shelving below. Two radiators. Access to loft space.

EN-SUITE 2.29m x 2.56m (7'6 x 8'5)

Velux window to front elevation. Towel rail. Suite comprising pedestal wash hand basin, shower cubicle and low level WC. Tiled floor.

BASEMENT

Stairs descending from hallway. Storage section housing meters and consumer unit.

LIVING/DINING ROOM 8.10m max x 5.24m max (26'7 x 17'2)

High level window to front elevation. Window to rear elevation. Two radiators. Chimney breast, feature fireplace and alcoves. Double glass doors to:

KITCHEN/BREAKFAST ROOM 7.51m x 3.19m (24'7 x 10'6)

Door and window to steps to garden. Radiator. Bay window to rear elevation. Base and wall mounted units. Worktops over including stainless steel sink with mixer tap. Built in gas hob and hood over. Built in electric oven. Space for under counter appliances. Tiled floor.

OUTSIDE

REAR GARDEN

Extending to over 90 foot. Backing onto and with gate into the Town's historic Racecourse. Walled Garden. Steps to basement and door to ground floor level.

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas

Parking – No

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Brick

Outstanding Building Work/Approvals – No

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

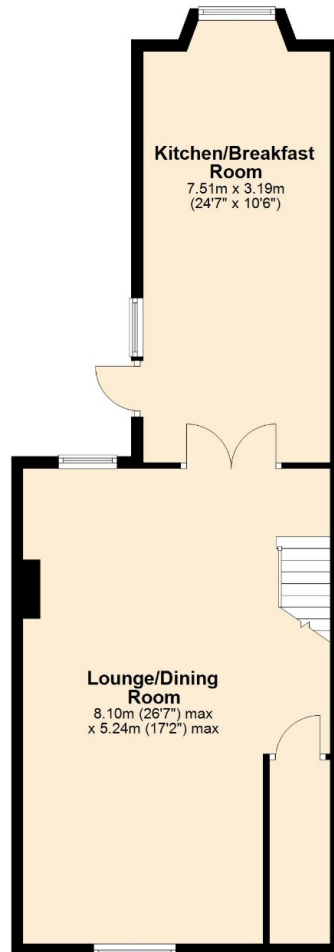
AGENTS NOTES

i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan

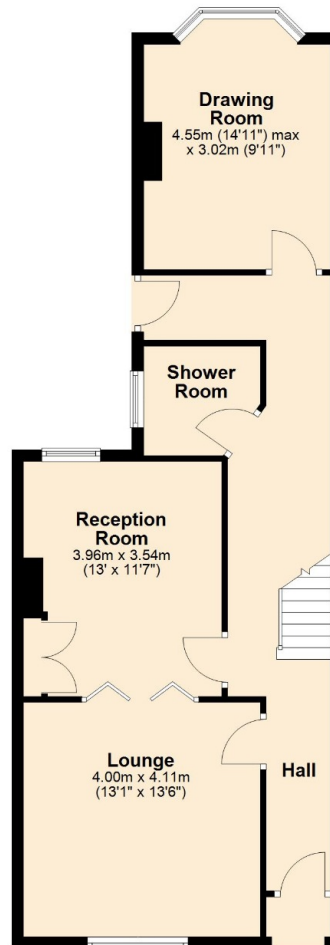
Lower Ground Floor

Approx. 66.0 sq. metres (710.8 sq. feet)



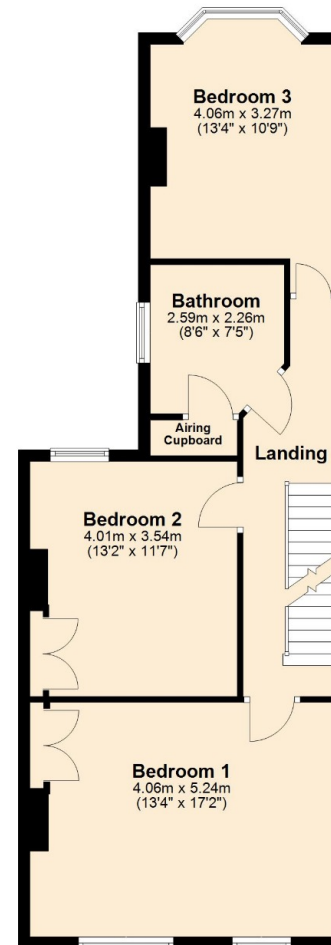
Ground Floor

Approx. 65.5 sq. metres (704.9 sq. feet)



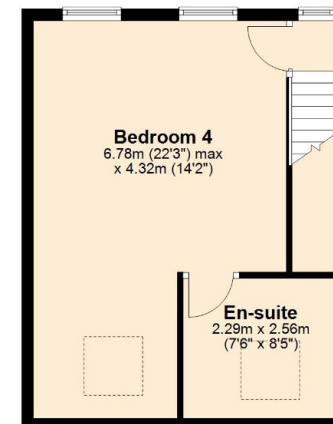
First Floor

Approx. 65.6 sq. metres (706.1 sq. feet)



Second Floor

Approx. 35.3 sq. metres (379.8 sq. feet)



Total area: approx. 232.4 sq. metres (2501.7 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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