

ST. PAULS ROAD, NORTHAMPTON, NN2

£300,000

An Exquisite 4 Bedroom Character Property
Located In Central Northampton



****Full Property Tour Available + Viewing Options****

Chelton Brown are excited to bring this unique Victorian Town House bursting with character features, to the market. One of the original owners of the property is believed to be the late Reverend Arnold, famous in the area.

AGENTS NOTE: potential for this property to be converted into a 6 bedroom HMO subject to meeting the correct criteria.

Much of the original charm and character has been retained or restored including original fireplaces, chandeliers and tall corniced ceilings whilst having modern contemporary twists to areas such as the kitchen, cellar and bathrooms.

This delightful example of a period town house stands in an enviable location within walking distance to both the Racecourse and the town centre.

Entered by a stain glass front door, you come into the spacious entrance hall with original tile flooring, a stunning staircase to the first floor and steps leading down to the converted cellar, now home cinema room.

The living room boasts polished stripped floor boards a fabulous eye-catching fireplace, two windows with secondary glazing, picture rails (perfect for art or large mirrors) and tall corniced ceilings.

The dining room offers beautifully and skilfully laid parquet hardwood flooring, a marble fireplace, picture rails and original Victorian stain glass French patio doors.

The kitchen is fitted with marble flooring, a selection of lower and eye level units, a Rangemaster oven and there is even room for a large American double fridge.

- Victorian Townhouse
- Over 1800 Square Feet
- Private Rear Garden
- Converted Cellar
- Four Bedrooms
- Character Property
- Two Modern Family Bathrooms
- Large Separate Reception Rooms
- Original Property Features
- EPC Rating: D

ST. PAULS ROAD, NORTHAMPTON, NN2

Lounge 12'6" x 13'5"



Garden



Dining Room 16'2" x 11'7"

Kitchen 18'4" x 8'10"



Cellar 10'10" x 13'3"

Bedroom 12'6" x 11'7"



Master Bedroom 12'7" x 17'11"

Bathroom 7'4" x 5'10"



Bathroom 5'3" x 16'8"



Bedroom 12'6" x 10'5"



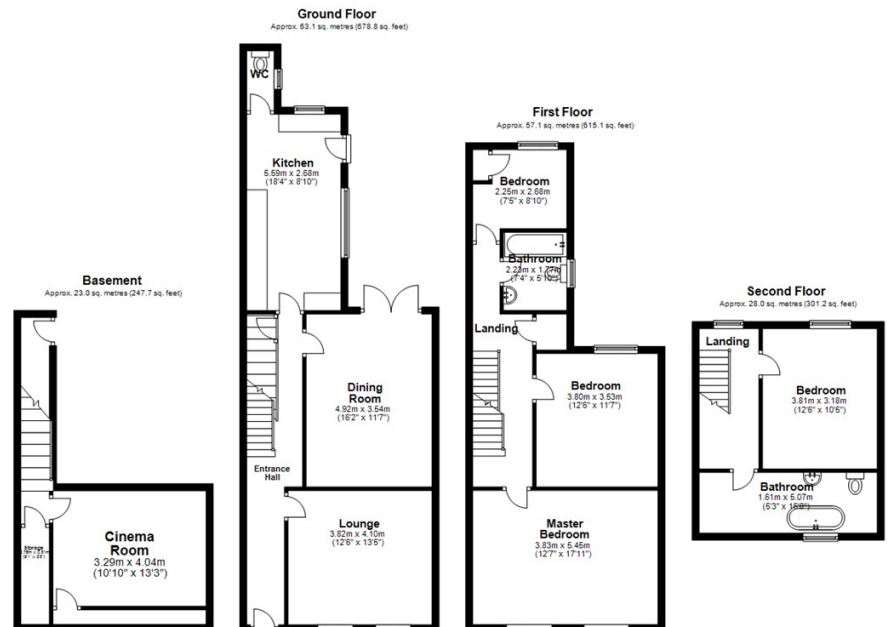
Landing



ST. PAULS ROAD, NORTHAMPTON, NN2

Price £300,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 171.2 sq. metres (1842.8 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using Planity.

