



LOCAL AMENITIES

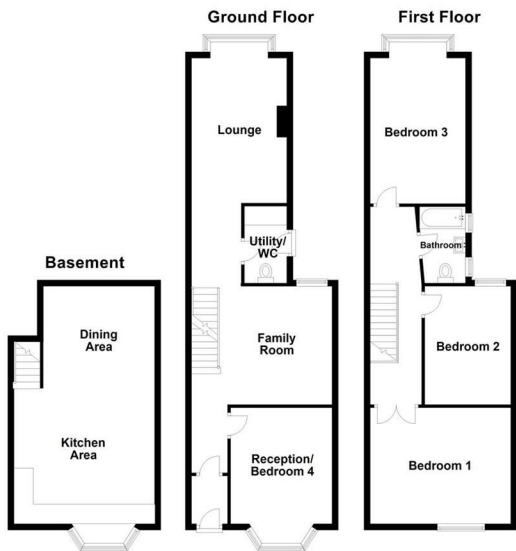
The property stands close to Northampton town centre within walking distance of the Racecourse Public Park, shops, restaurants, cafés, public houses and Northampton University. The Northampton central bus station, Northampton railway station and the Grosvenor Shopping Centre are situated within a mile. Guildhall Road is the home of the historic Royal Theatre of Northampton, one of the oldest Repertory Theatres in the country. Adjacent to the Royal is the Derngate Theatre and opposite is the Northampton Boot and Shoe Museum.

HOW TO GET THERE

From Northampton town centre proceed in a north easterly direction along the A512 Kettering Road to the traffic lights with Clare Street and carry straight on. Take the first turning left into Cowper Street and proceed to the far end and then turn right in to Shakespeare Road. Follow this road to the end and turn right into Colwyn Road. Follow

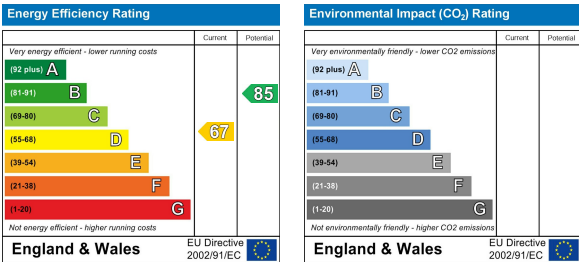
the road as it bares round to the right. The property can be found on the left hand side,

DOIMB22112024/10021



Not to scale. For illustrative purposes only

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123 Colwyn Road, The Mounts, Northampton, NN1 3PU



Asking Price £260,000 Freehold

A spacious Victorian bay fronted, three storey, three/four bedroom, mid terrace property situated on the quiet road in the popular residential area of The Mounts. The accommodation comprises; entrance hall, cloakroom/utility room, reception room/bedroom four, family room and lounge. To the basement is a superb 28 foot kitchen/diner and to the first floor are three double bedrooms and a family bathroom. Outside is a long rear garden which is mainly laid to lawn and enjoys a sunny aspect and high degree of privacy. The property is being sold with vacant possession and no upper chain.



# 123 Colwyn Road, The Mounts, Northampton, NN1 3PU

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Enter via hardwood front door with obscure glass window, further door to the inner hallway which opens up to:-

#### FAMILY ROOM

14'8 x 12'9

Stairs to first floor, two radiators, stripped floorboards, uPVC double glazed window to rear and stairs to basement. Doors to:-



#### RECEPTION ROOM / BEDROOM FOUR

14'2 x 10'9

Bay window to front, stripped floorboards and radiator.



#### CLOAKROOM / UTILITY ROOM

Comprises WC, plumbing for washing machine and sink and drainer. Work top, sash window to side and wall mounted gas combination boiler.

#### LOUNGE

15'2 x 10'0

This room has a feature fireplace, radiator, shelving and French doors and windows to garden.



#### KITCHEN / DINER

28'0 x 14'7

This superb open plan room comprises a range of base and eye level units, granite work tops and tiled splashback. There is a Rangemaster cooker, extractor and built-in dishwasher. Double sink with chrome mixer tap, tiled flooring, spotlights and space for table. Exposed brick pillars, uPVC double glazed windows to front and rear. Under stairs storage cupboard and further storage cupboard to the rear.



### FIRST FLOOR

#### LANDING

Doors to:-

#### BEDROOM ONE

14'7 x 12'1

Original fireplace, double radiator, two uPVC double glazed windows to front and built-in wardrobe.



#### BEDROOM TWO

12'8 x 9'0

uPVC double glazed window to rear and radiator.



#### BEDROOM THREE

15'11 x 10'0

Four uPVC double glazed box bay windows to rear, original fireplace and double radiator.



#### BATHROOM

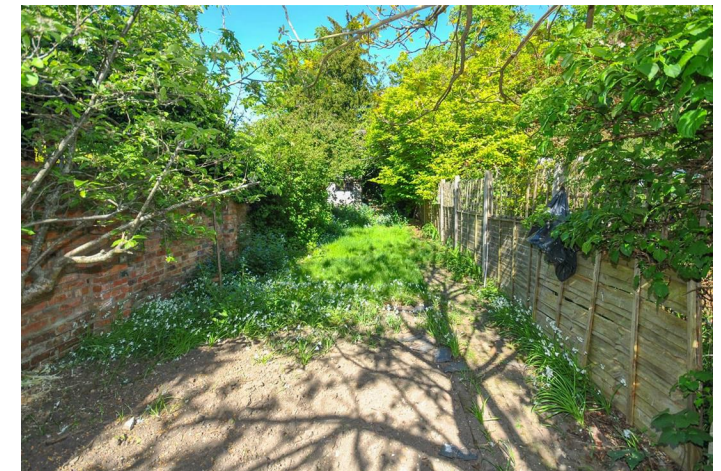
8'0 x 5'0

Comprises WC, wash hand basin and vanity unit with storage below. Panelled bath with rain head shower and hand held shower attachment. The bathroom is fully tiled and there is a chrome towel radiator and two sash windows to side.

### OUTSIDE

#### REAR GARDEN

The long rear garden has a stone patio area, brick pathway and the remainder of the garden is mainly laid to lawn with mature bushes and trees and a shed. The garden is enclosed by wood panel fencing and enjoys a sunny aspect and high degree of privacy.



#### SERVICES

Gas, water and electric connected.

#### COUNCIL TAX

Tax band C - West Northamptonshire Council.

For further information on viewing call 01604 230222