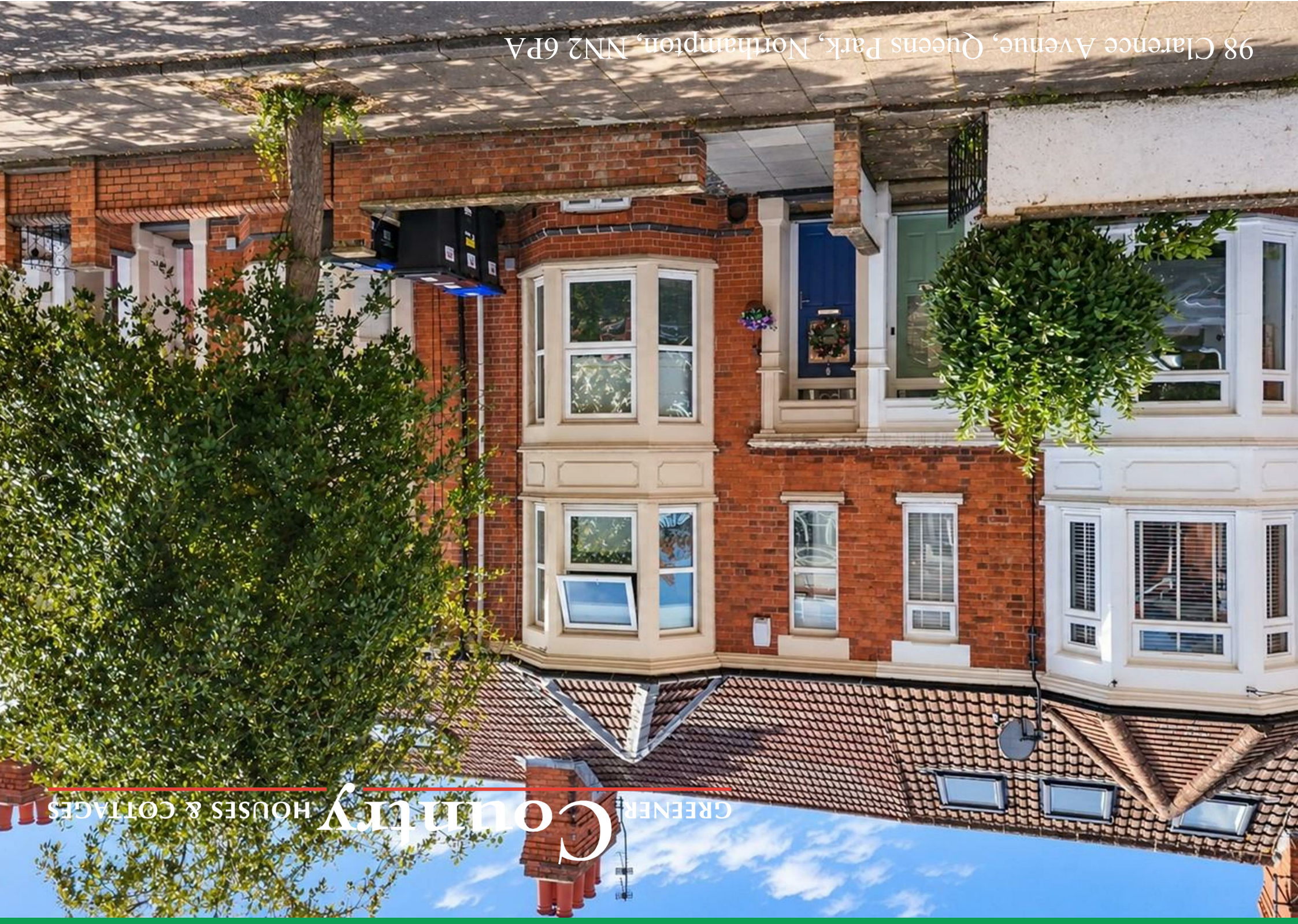


RICHARD GREENER
ESTATE AGENTS





GREENER Country HOUSES & COTTAGES

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98 Clarence Avenue, Queens Park, Northampton, NN2 6PA

A very well presented and refurbished double bay fronted three double bedroomed Victorian mid terrace property situated on a sought after tree lined avenue in the popular residential area of Queens Park. The accommodation comprises entrance hall, cloakroom, lounge with original fireplace, dining room, lean to study, 21 foot kitchen/breakfast room and cellar. To the first floor there are three bedrooms and a refitted family bathroom. Outside there is a walled front garden and the landscaped rear garden is mainly laid to lawn and patio and gravel bed, enjoys a sunny aspect and privacy.

Price £305,000 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Enter via a brand new PVCU double glazed composite front door with leaded obscure glass window and number obscure glass window above, wood panelling, modern old school style radiator, stairs to the first floor and doors leading to:-

LOUNGE
12'8 x 12'8
UPVC double glazed bay window to the front, bespoke window seat with storage below, wood flooring, picture rail, original coving, original open marble fireplace with tiled hearth and cast iron grill, chandelier, radiator and archway with original sliding doors to:-

DINING ROOM
11'9 x 10'5
Original marble fireplace with tiled hearth and cast iron surround, original storage cupboards, wood flooring and radiator and door to:-



LEAN TO STUDY
5'9 x 5'9
Worktop, original stained glass leaded window and door to garden.

CELLAR
UPVC double glazed regulated fire escape window to front, storage cupboard and lighting.

KITCHEN/BREAKFAST ROOM
21'6 x 9'6
This spacious room is fitted with a range of base and eye level units, modern worktops and tiled splashbacks, stainless steel sink and drainer with chrome mixer tap, radiator, double oven, gas hob, extractor, dishwasher, washing machine, space for fridge/freezer, gas wall mounted boiler housing cupboard, radiator, two UPVC double glazed windows to the side with obscure glass and space for a sofa and table and a UPVC double glazed door to the rear and a further door leads to:-



CLOAKROOM
WC, wash hand basin and window to the rear.

FIRST FLOOR

LANDING
Loft access, storage cupboard with wooden shelf and doors to:-



BEDROOM ONE
16'2 x 13'4
UPVC double glazed bay window to the front, wood panelling, large modern wall mounted radiator and chandelier.



BEDROOM TWO
11'8 x 10'5
UPVC double glazed tip and tilt window to the rear, original fireplace with modern old school style radiator, wood panelling.



BEDROOM THREE
12'5 x 9'6
UPVC double glazed tip and tilt window, built in wardrobe, airing cupboard housing the hot water tank, original fireplace and modern old school style radiator, wood panelling.



BATHROOM
8'6 x 6'4
Refitted bathroom suite comprising WC, wash hand basin, tiled bath with shower and Victorian style tap and shower attachment with glass screen, heated towel radiator, wood panelling and UPVC double glazed window with obscure glass to the side.

OUTSIDE

FRONT GARDEN
A walled courtyard front garden.

REAR GARDEN
The landscaped rear garden is mainly laid to lawn and patio with a second patio undercover seating area at the bottom of the garden. There is railway sleeper boarders with mature flowers, shrubs and bushes. The good sized rear garden enjoys a sunny aspect and privacy.



SERVICES
Main drainage, gas, water and electricity are connected.

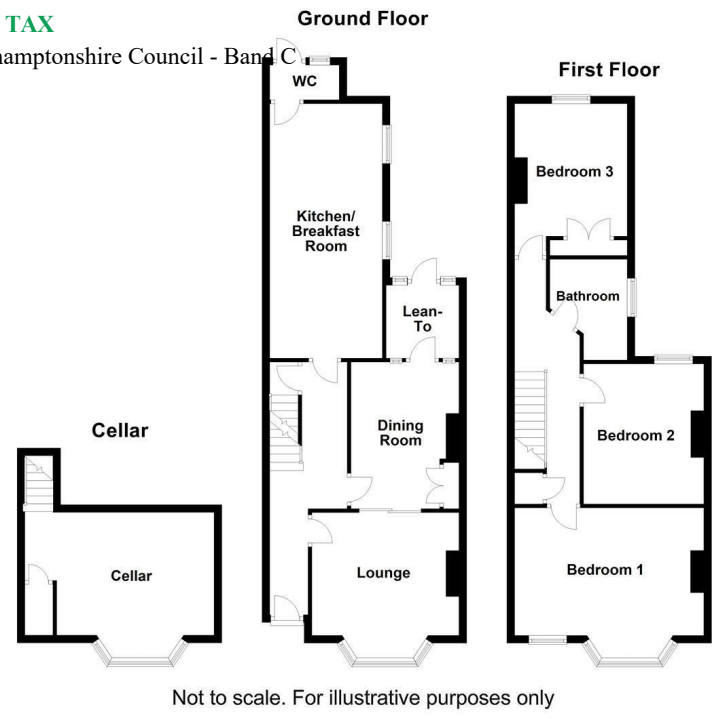
COUNCIL TAX
West Northamptonshire Council - Band C

LOCAL AMENITIES
The centre of Kingsthorpe offers many facilities including Supermarkets, Library, Off Licence, Post Office, a selection of Public Houses and a Restaurant along with various other retail outlets. There is a bus service from the Welford Road to and from Northampton town centre. Local schools include Kingsthorpe Village Primary School, Boughton Primary School, Kingsthorpe Grove Primary School and All Saints CEVA Primary School in Boughton Green Road. Secondary education is available at Kingsthorpe Community College also on Boughton Green Road.

HOW TO GET THERE
From Northampton town centre take the A508 Barrack Road towards Kingsthorpe. At the traffic lights junction with Aldi proceed over the traffic lights and take the first turning on the right hand side into Osborne Road. Take the next right into Clarence Avenue where the property can be found half way down on the left hand side.

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Not to scale. For illustrative purposes only