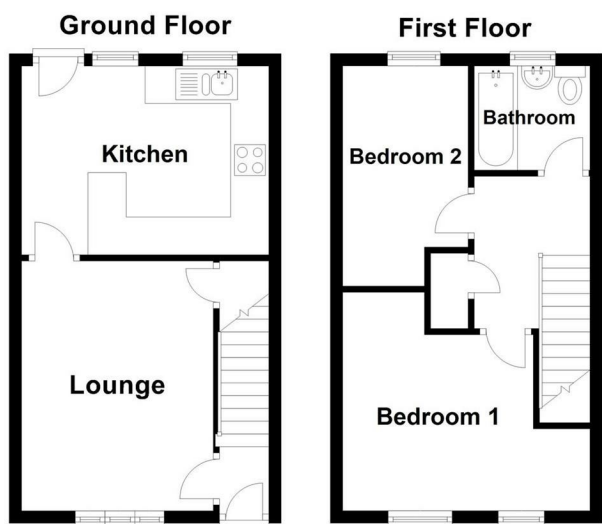


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21 Countess Road, St James, Northampton, NN5 7EA



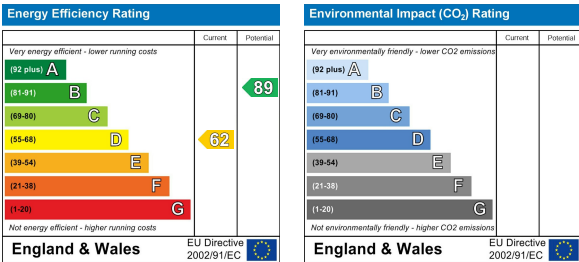
Not to scale. For illustrative purposes only



Asking Price £200,000 Freehold

This modern mid terraced two bedroomed town house stands on the edge of St James close to Victoria Park and the accommodation includes lounge, kitchen/breakfast room and bathroom on the first floor. Externally there are gardens to the front and rear and the property has the benefit of replacement PVCU double glazing and gas fired radiator central heating.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

4'4 x 3'9

Approached through a PVCU front door the hall contains the stairs rising to the first floor and there is a door leading to:-

LOUNGE

13'3 x 10'1

With a three casement PVCU bay window to the front elevation there is an under stairs storage cupboard and a door leading to:-



KITCHEN/BREAKFAST ROOM

13'2 x 9'2

Fitted with oak fronted floor and wall cabinets with laminated work surfaces incorporating a one and a half bowl sink unit with mixer tap and plumbing for an automatic washing machine. There is a Beko electric cooker, space for a fridge and freezer and there is a fitted breakfast bar in the breakfast area where a glazed screen and door open to the rear garden.



FIRST FLOOR

LANDING

6'6 x 6'2

With a built in cupboard with shelving and doors leading to:-

BEDROOM ONE

10'0 x 9'4

A wardrobe recess and two PVCU windows to the front elevation.



BEDROOM TWO

10'10 x 6'8

Also with a PVCU double glazed window to the rear elevation.



BATHROOM

6'2 x 5'6

With an ivory suite of panelled bath with mixer tap/shower attachment over, pedestal wash basin and WC. There are ceramic tiled splash areas and a window to the rear elevation.



OUTSIDE

The house stands back from Countess Road behind an open plan front garden laid to lawn with a pathway leading to the front door. At the rear there is a paved terrace leading onto an area of lawn which is bounded by close boarded fencing and where there is a semi derelict garden store. A pedestrian gate opens to Chepstow Close at the rear of the property.



TENURE

The property is freehold, however, is offered subject to an existing Assured Shorthold Tenancy at a rent passing of £900 per calendar month with a fixed term until August of 2026. This will be superseded by the introduction of the Renters Rights Act on the 1st May 2026.

SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from an Ideal combination gas fired boiler also providing domestic hot water.

COUNCIL TAX

West Northamptonshire Council - Band B

LOCAL AMENITIES

There are a number of shopping facilities including Supermarkets, Banks, a Bakery, and Post Office with further facilities located in Northampton town centre. A bus service runs from the Harlestone Road and Weedon Road to the town centre. Northampton's Castle Station provides a mainline service to London Euston and is situated within half a mile. Motorway access to the M1 is via the A4500 Weedon Road, west to Junction 16 and the A508 London Road south to Junction 15. Local schooling includes St James CEVA Primary School with upper schooling at The Duston School in Berrywood Road, Duston.

HOW TO GET THERE

From Northampton town centre proceed in a westerly direction along the Weedon Road and fork right onto the A428 Harlestone Road at St James shopping centre. At the next traffic lights turn right into Spencer Bridge Road and then first left into Countess Road where the property stands on the right hand side.

For further information on viewing call 01604 230222