



SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a gas fired combination boiler. The property also benefits from replacement PVCU double glazing.

COUNCIL TAX

West Northamptonshire Council - Band C

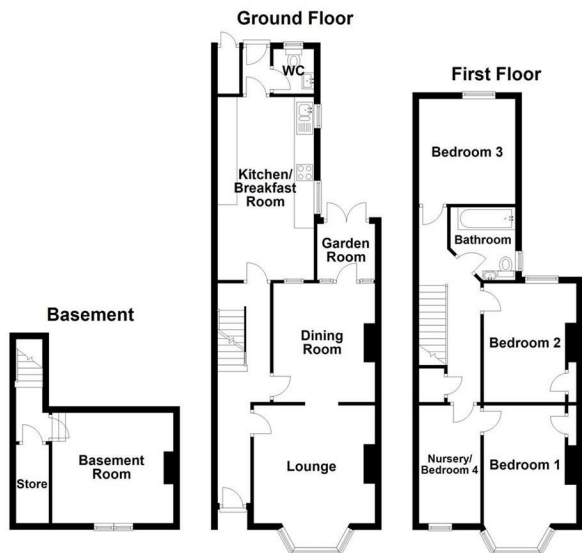
LOCAL AMENITIES

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

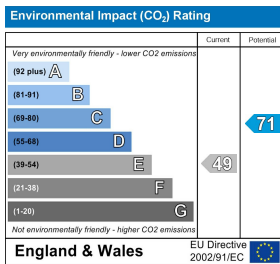
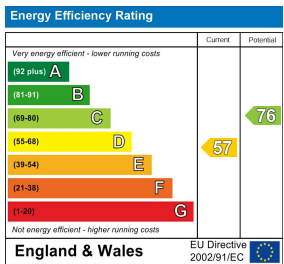
From Northampton town centre take the Barrack Road passing Barrack Snooker Club on the right. At the traffic lights turn right into Balfour Road taking the second turning left into Cranbrook Road. At the junction turn left into Balmoral Road and take the first turning on the right into Clarence Avenue. Proceed along this road for approximately 300 yards where the property can be found on the right hand side.

DOIRG31032025/0020



Not to scale. For illustrative purposes only

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



82 Clarence Avenue, Queens Park, Northampton, Northamptonshire, NN2 6PA



Asking Price £350,000 Freehold

This spacious Victorian period bay fronted house offers four bedroomed accommodation together with a converted basement and stands on the eastern side of this attractive tree lined avenue on the northern side of Northampton. The interior which has been upgraded and well maintained by the present owners include a through a lounge/dining room, 18 ft long kitchen/breakfast room, ground floor cloakroom and refitted family bathroom. There is a private lawned garden to the rear with sun deck.

82 Clarence Avenue, Queens Park, Northampton, Northamptonshire, NN2 6PA

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

21'1 x 5'4 maximum

Approached through a partly glazed front door the stairs rise to the first floor and there is open access beneath the staircase leading to the basement. Stripped pine doors lead to:-

LOUNGE

14'7 x 12'6

With a three casement PVCU double glazed bay window to the front elevation this room has a corniced ceiling over exposed floorboards and there is an open hearth cast iron fireplace with a pine mantle. An archway leads to:-



DINING ROOM

12'0 x 10'4

With a corniced ceiling over exposed floorboards there is a stained glass panel glazed door leading to the garden hall.



GARDEN ROOM

5'9 x 5'9

With a pitched double glazed roof over a quarry tiled floor there are PVCU double glazed french doors opening to the rear garden.

KITCHEN/BREAKFAST ROOM

18'8 x 9'10

A spacious open plan room the kitchen area fitted with floor and wall cabinets with laminated working surfaces incorporating a one and a half bowl ceramic sink unit with mixer tap. There is a low level oven with four place induction hob beneath a stainless steel cooker hood and there is plumbing for an automatic washing machine. Windows over look the garden and a door leads to:-



REAR HALL/WC

7'1 x 4'7 overall

With a quarry tiled floor and PVCU door to the rear garden and a further door leads to the cloakroom which has white suite of wash basin and WC.

BASEMENT

STOREROOM

7'10 x 3'6

With fitted shelving, light and power.

BASEMENT ROOM

11'8 x 11'3

Having been tanked and insulated by the present owner this room has a central heating radiator and has a high level window to the front elevation, cupboards house the gas and electricity meters.



FIRST FLOOR

LANDING

17'6 x 5'4

With roof void access hatch with retractable ladder there is a built in landing cupboard and stripped pine doors lead to:-

NURSERY BEDROOM FOUR

11'11 x 6'0

A two casement PVCU window to the front elevation, a door leads to:-

BEDROOM ONE

14'7 x 9'11

With a three casement bay window to the front elevation there is a built in shelved storage cupboard.



BEDROOM TWO

12'0 x 9'3

With a built in cupboard and two casement window overlooking the rear garden.



FAMILY BATHROOM

7'4 x 6'9

Refitted in 2019 with a white suite of panelled bath with electric power shower over and glazed screen and there is a vanity wash basin with

cupboards under and WC with concealed cistern. The bathroom has a stainless steel vertical heated towel rail and a window to the side elevation.



BEDROOM THREE

10'10 x 9'10

Another spacious room with a part vaulted ceiling and two casement window overlooking the rear garden.



OUTSIDE

The house is set back from Clarence Avenue behind a walled front garden and at the rear there is a paved terrace where there is an external tin store and a timber garden store as well as an external water tap. The terrace leads onto a lawn which stretches away from the house bounded by well stocked flower borders with a variety of small trees and shrubs beyond which there are established red brick walls surmounted by wattle fencing. At the far end of the garden there is a raised timber sun deck ideally located to catch the evening sun.

For further information on viewing call 01604 230222