



LOCAL AMENITIES

The property stands close to Northampton town centre within walking distance of the Racecourse Public Park, shops, restaurants, caf  s, 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.

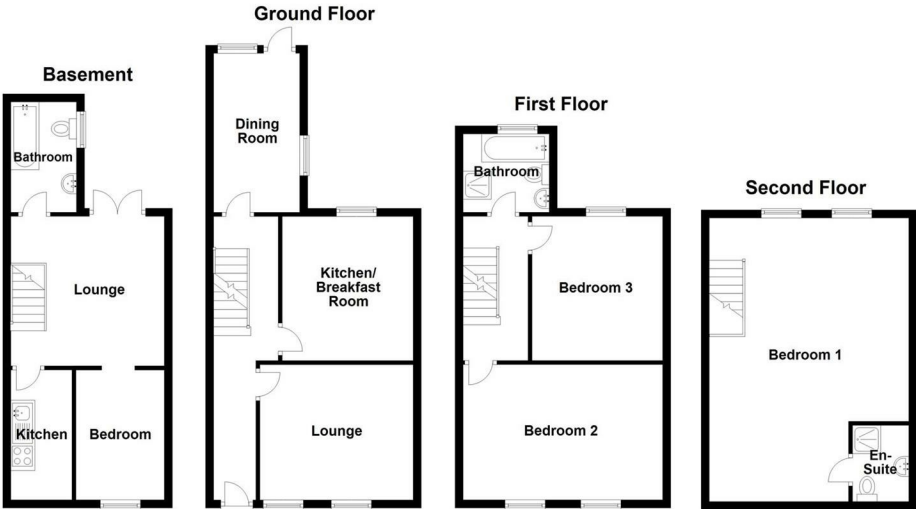
COUNCIL TAX

Main House - West Northamptonshire Council - Band B
Basement flat/annex - West Northamptonshire Council - Band A

HOW TO GET THERE

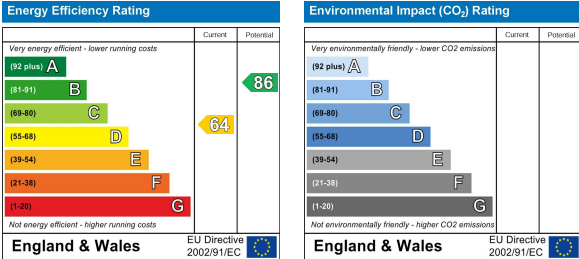
From Northampton town centre proceed in a north easterly direction along the A5123 Kettering Road to the traffic lights with Clare Street and carry straight on and take the first turning left into Cowper Street and proceed to the far end and then turn right into Shakespeare Road. Follow this road to the end and turn right into Colwyn Road and follow the road as it bears right towards the junction with Hood Street where the property stands on the right hand side.

DOIMB04082022/9401



Not to scale. For illustrative purposes only

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114 Colwyn Road, The Mounts, Northampton, NN1 3PX



Asking Price £339,950 Freehold

A well maintained four bed roomed four storey Victorian terrace property with a self contained basement flat/annex situated on a quiet road close to the Racecourse in the popular residential area of The Mounts. The accommodation comprises entrance hall, lounge, kitchen/breakfast room, dining room, to the first floor there are two double bedrooms and a four piece family bathroom, to the second floor there is a large master bedroom with ensuite shower room. The basement has been converted into a self contained flat/annex with both its own entrance and also access from the main house which comprises lounge/diner, kitchen, bedroom, bathroom and a small courtyard garden. Outside there is a walled rear garden which enjoys a sunny aspect and privacy.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Enter via a hardwood front door with port hole window above, original stripped floorboards, radiator, stairs to the first floor and doors to:-

LOUNGE

12'5 x 11'1

Two UPVC double glazed sash windows to the front, radiator, feature fireplace, original coving and ceiling rose. This room is currently being used as a bedroom.



KITCHEN/BREAKFAST ROOM

12'7 x 9'5

Fitted with a range of base and eye level units, roll top work surfaces and tiled splashbacks, single sink and drainer with mixer tap, built in cooker, hob and extractor, plumbing for washing machine, plumbing for dishwasher, gas wall mounted boiler, airing cupboard housing the hot water tank with storage above, space for fridge/freezer, space for breakfast table and UPVC double glazed window to the rear.



DINING ROOM

12'1 x 6'10

A radiator, UPVC double glazed window to the side and rear and UPVC double glazed door to rear garden.



FIRST FLOOR

LANDING

Doors leading to:-

BEDROOM TWO

16'2 x 10'1

Two UPVC double glazed sash windows to the front, feature fireplace with granite hearth and surround and a radiator. This bedroom is currently being used as a first floor lounge.



BEDROOM THREE

12'1 x 10'9

UPVC double glazed window to the rear and radiator.

BATHROOM

6'10 x 6'3

Suite comprising WC, wash hand basin, panelled bath, double shower cubicle with centre opening doors, shower and tiled splashbacks. The bathroom is half tiled, chrome wall mounted radiator and UPVC double glazed window with obscure glass to the rear.

SECOND FLOOR

Doors and stairs lead up from the first floor landing to:-

BEDROOM ONE

18'1 x 16'3

Two UPVC double glazed sash windows to the rear, original stripped floorboards, two radiators, loft access and door to:-



ENSUITE SHOWER ROOM

7'6 x 3'6

Suite comprises WC, wash hand basin in vanity unit with storage below, shower cubicle with glass shower centre opening doors, shower, tiled splashbacks, original stripped floorboards, chrome wall mounted radiator and extractor.

SELF CONTAINED BASEMENT FLAT/ANNEX

A door and steps lead down from the entrance hall to:-

LOUNGE/DINING ROOM

15'10 x 11'1

Feature fireplace, radiator, UPVC double glazed french doors to garden and doors to:-



BEDROOM

10'5 x 9'9

UPVC double glazed window to front and radiator.

KITCHEN

10'5 x 5'9

Fitted with a range of base and eye level units, roll top work surfaces, tiled splashbacks, stainless steel sink and drainer, built in oven, hob and extractor, plumbing for washing machine and space for fridge/freezer and breakfast bar.



BATHROOM

6'5 x 6'0

Suite comprises WC, wash hand basin, panelled bath and shower with glass screen. The bathroom is half tiled with a chrome wall mounted radiator, extractor and UPVC double glazed window to the rear.

OUTSIDE

REAR GARDEN

The rear garden has a large decked seating area and pathway, vegetable beds and mature bushes, flowers and shrubs. The bottom of the garden is mainly laid to slate chippings with a shed. There is also pedestrian secure gated access to the rear. The rear garden is enclosed by brick walling and enjoys a sunny aspect and privacy.



SERVICES

Main drainage, gas, water and electricity are connected.

For further information on viewing call 01604 230222