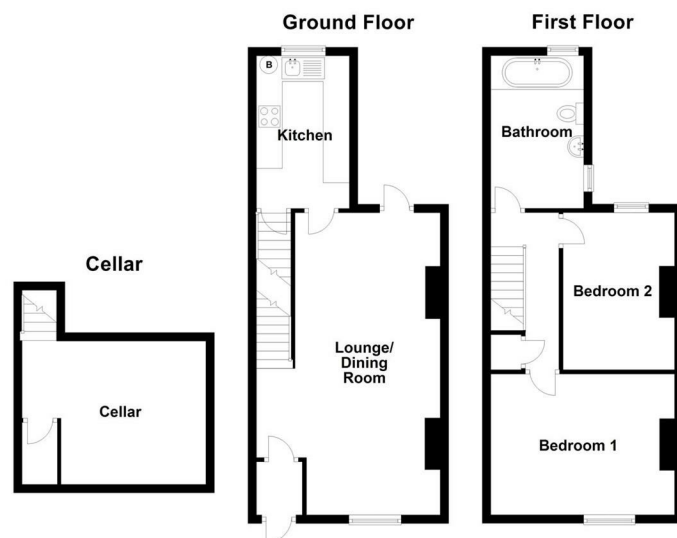


# 19 Pytchley Street, Northampton, NN1 5QY



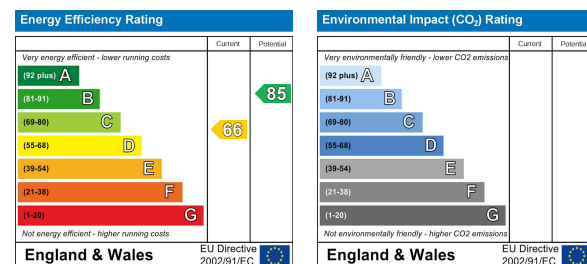
**£215,000 Freehold**

This very well-maintained traditional Victorian period townhouse provides two-bedroomed accommodation with a spacious 23ft long lounge/dining room and a well-fitted kitchen as well as a modern bathroom suite. The property is offered with vacant possession and no upward chain has a basement cellar and a west-facing sunny aspect low maintenance rear garden. The property benefits from PVCU double glazing and gas-fired central heating.



Not to scale. For illustrative purposes only

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# 19 Pytchley Street, Northampton, NN1 5QY

## GROUND FLOOR

### ENTRANCE HALL

Approached through a panelled front door with an internal door giving access to lounge/dining area which is open plan to the stairs rising to the first floor

### LOUNGE/DINING ROOM

23'2 x 11'2

A spacious through room with a laminate floor beneath a coved ceiling there is a two casement window to the front elevation and there are two open hearth fire places each with pine mantles and one with a cast iron hob basket. A single casement glazed door opens on to the rear garden and a further panelled glazed door leads to :-



### BASEMENT

14'3 x 10'11 overall

An exposed brick floor the main cellar room has the mains electricity fuse boards and gas meter and there is a separate wall cupboard with shelving and there is light and power connected.

### FIRST FLOOR

#### LANDING

12'0 x 5'3

With a roof void access hatch and a built in shelved storage cupboard. Pine panelled doors lead to:-

#### BEDROOM ONE

14'2 x 10'10

A spacious double room with a coved ceiling and deep skirting boards there is a TV point and a two casement PVC window to the front elevation.



### KITCHEN

11'10 x 7'2

Fitted with modern floor and wall cabinets with laminated work surfaces incorporating a stainless steel sink unit and appliances including an Indesit low-level oven and four-place ceramic hob which stands beneath a stainless steel cooker hood. There is a boiler cupboard an Indesit automatic washing machine and space for a fridge and freezer. A window overlooks the rear garden and a door gives access to the cellar.

### BEDROOM TWO

11'10 x 8'7

With a coved ceiling and two casement window overlooking the rear garden.



### BATHROOM

11'11 x 7'2

Another spacious room with a white suite a panelled bath an integrated shower over pedestal wash basin and a WC. There is a stainless steel vertical heated towel rail an extractor fan windows to both side and rear elevation and a ceramic tiled splash area.



### REAR GARDEN

Approached by a concrete terrace which leads on to an area suitable for the laying of grass or perhaps a sun deck this is bounded by a combination of close boarded fencing and established red brick walls. There is a mature Bay tree and creeper and the garden faces in a westerly direction and provides a high degree of privacy.



### COUNCIL TAX

West Northamptonshire Council - Band A

### SERVICES

Main drainage Gas Water and Electricity are connected, central heating is through radiators from an Ideal Logik+ combination gas fired boiler also providing domestic hot water

### HOW TO GET THERE

Heading from Northampton town centre proceed in an easterly direction along the Billing Road with Northampton General Hospital on the right hand side. Take the third turning on the left onto Victoria Road then the second left into Harold Street which in turn leads to Pytchley Street where the property stands directly ahead.

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For further information on viewing call 01604 230222