

**FOR
SALE**



24 Albion Place, Northampton NN1 1UD

£375,000 - Freehold



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PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this stunning, four storey, Victorian townhouse with three double bedrooms. The property is located in the Derngate area of Northampton Cultural Quarter just a short walk away from restaurants, pubs, shops, Becketts park, the general hospital and train station. Multiple permit parking amenities, schools and the University of Northampton main campus, as well as giving excellent access to the A45 dual carriageway and M1 Junction 15 approximately ten minutes away. The versatile accommodation briefly comprises: ground floor entrance hall, lounge and family room. Lower ground floor entrance lobby, kitchen, dining room, lean to and cloakroom. First floor landing, Bedroom one with en-suite & family bathroom. Second floor landing, two further bedrooms. There are further benefits to include gas radiator heating and a landscaped rear garden. Internal viewings highly recommended to appreciate the space this property has to offer.

POINTS OF INTEREST

- *Town Centre Location*
- *Traditional Town House*
- *Three Double Bedrooms*
- *Gas Central Heating*
- *Well Presented Throughout*
- *Three Reception Rooms*
- *Traditional Features*
- *Walking Distance For Town Centre & Hospital*
- *Council Tax Band - D*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Entry via hardwood door. Covings. Stairs leading to first floor and basement level. Hard wood door leading to the rear aspect. Doors into:

Lounge

13' 3" x 12' 3" (4.04m x 3.73m) Bay window to the front aspect. Upright radiator. Feature fireplace.

Family Room

12' 2" x 10' 9" (3.71m x 3.28m) Two Sash windows to the rear aspect. Covings. Radiator.

First Floor

Landing

Stairs leading to the second floor. Radiator, Window to the rear aspect. Covings. Doors into:

Bedroom One

17' 4" x 11' 7" (5.28m x 3.53m) Two Sash windows to the front aspect. Two storage cupboards. Picture rail. Radiator.

En Suite

Three piece suite comprising: Low flush Wc. Pedestal wash hand basin. Walk in shower cubicle. Radiator.

Bathroom

Three piece suite comprising: Low flush Wc. Pedestal wash hand basin. Bath with a hand held shower head, Two windows to the rear aspect. Radiator.

Second Floor

Landing

Window to the rear aspect. Storage cupboard.

Bedroom Two

17' 4" x 11' 5" (5.28m x 3.48m) Two Sash windows to the front aspect. Radiator. Covings.

Bedroom Three

12' 6" x 10' 11" (3.81m x 3.33m) Sash window to the rear aspect. Radiator. Covings.

Basement

Lobby

Large storage cupboard with plumbing. Door into:

Kitchen

12' 3" x 11' 8" (3.73m x 3.56m) Fitted modern kitchen suite comprising of a range of base and eye level units with work surfaces mounted over. Inset sink with mixer tap mounted over. Appliances include; Fitted electric oven. Microwave. Fitted induction hob with extractor hood mounted over. Integrated dishwasher and fridge/freezer. Radiator. Window to the rear aspect.

Dining Room

11' 9" x 11' 1" (3.58m x 3.38m) Window to the front aspect. Radiator. Feature fireplace. Door leading to:

Porch

Hardwood door leading to the front aspect.

Lean To

Window to the rear aspect. Hardwood door leading to the rear aspect. Boiler cupboard. Door into:

WC

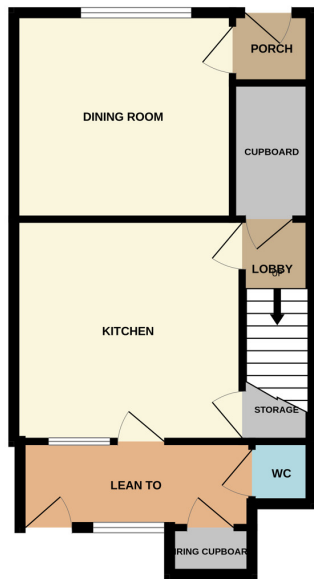
Two piece suite comprising: Low flush Wc. Wall mounted sink.

Externally

Rear Garden

Patio area, lawn area, tree and shrub borders, shingle pathways, brick wall boundaries

BASEMENT
446 sq.ft. (41.4 sq.m.) approx.



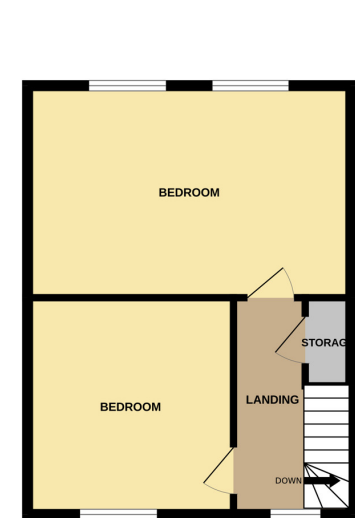
GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.5 sq.m.) approx.



2ND FLOOR
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1653 sq.ft. (153.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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