



THE ESTATE AGENTS  
1977





St Georges Avenue, Northampton NN2 6JA  
Offers Over £400,000 - Freehold



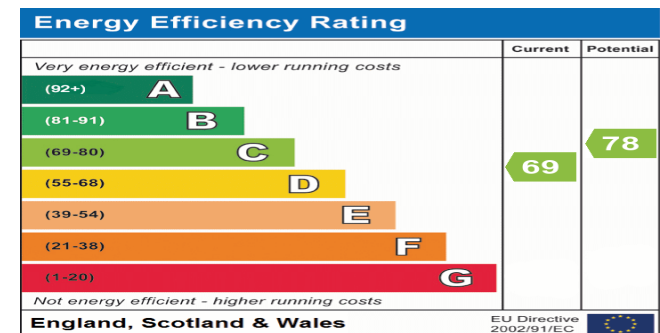
## PROPERTY DESCRIPTION

Enjoying lovely views over Northampton racecourse, The Estate Agents are proud to present this charming four bedroom, 1920's property in the highly desirable and sought after St Georges Avenue. The extended accommodation which has been with the current owners for 40 years briefly comprises; entrance hall, living room with original partition doors to the dining room, to the rear of the property is a sitting room leading to a superb extended family room which opens up onto the garden, a utility and shower room complete the ground floor. On the first floor are four generous bedrooms, family bathroom and separate WC. Outside the property benefits from a front garden offering off road parking, garage and a stunning rear garden, offering a good degree of privacy.

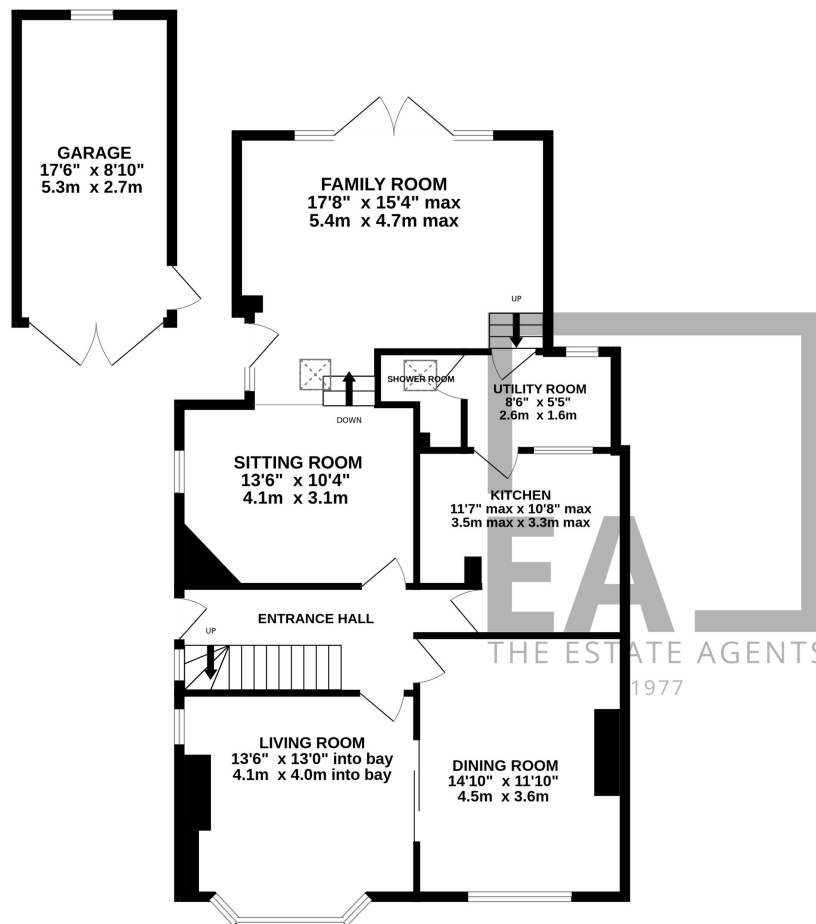
Over the years the vendors have made a number of thermal improvements to the property such as internal insulation and hot water storage, these improvement have lead to an energy rating rarely found in a property of this age.

## POINTS OF INTEREST

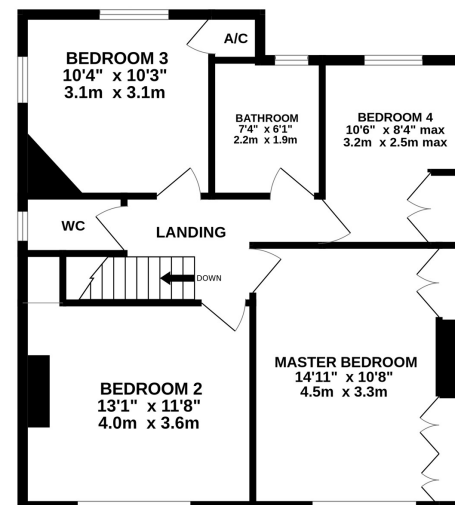
- Four Bedroom Period Property
- Four Reception Rooms
- Extended
- Ground Floor Shower Room
- Overlooking The Racecourse
- Highly Desirable & Sought After Location
- Off Road Parking
- Garage
- Generous Rear Garden



GROUND FLOOR  
1125 sq.ft. (104.5 sq.m.) approx.



1ST FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 1786 sq.ft. (165.9 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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