



25 Near Side, Northampton, NN5 5FJ

HOWKINS &
HARRISON

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Northampton, NN5 5FJ

Guide Price £198,000

A well-presented two bedroom terraced home, situated in the sought-after Life Building development, within walking distance of the Town Centre and Railway Station. The property benefits from allocated parking and is ideally located close to local amenities and Sixfields Retail Park. This property would make an ideal first time buy or investment purchase.

Features

- Sold with no onward chain
- Two bedrooms
- Family bathroom
- Open plan living
- Kitchen
- Downstairs Cloakroom
- Allocated parking
- Rear garden
- Close to local amenities
- Energy Rating-C



Location

Near Side is a quiet residential street in the St James area of Northampton, situated approximately 1 mile west of Northampton town centre. The area benefits from a convenient urban location, with easy access to a range of amenities. The nearby Sixfields district provides supermarkets, restaurants, leisure facilities, a cinema, and sporting venues, while Northampton railway station is within walking distance, offering direct services to destinations including London and Birmingham.

Road connectivity is excellent, with the A4500 (Weedon Road) nearby and the M1 motorway accessible via Junction 16, making the area attractive to commuters. Public transport links are also readily available through local bus services connecting residents to Northampton town centre and surrounding neighbourhoods.

Marketing Note

We understand there is a management fee of £88 per month for the upkeep of the development's grounds, but specific to the property which includes: maintenance & redecoration of external windows and doors, roof repairs and maintenance, external fences and monthly window cleaning. The Trust has an office on site which is open Monday to Friday for queries by residents. The property is freehold.



Ground Floor

The property steps into an entrance hall, with wood-effect flooring laid throughout the ground floor, providing access to all principal rooms, including the downstairs WC and stairs rising to the first floor. The spacious open-plan living area benefits from a useful storage cupboard, ample natural light and French doors opening onto the rear decking. The kitchen is fitted with a range of gloss wall and base units with work surfaces incorporating a stainless steel sink, gas hob with extractor hood over, integrated oven and microwave, fridge/freezer, and dishwasher.

First Floor

There are two bedrooms with built-in wardrobes to the master, with a family bathroom comprising shower over bath, WC and wash basin.

Outside

The property benefits from an allocated off-road parking space to the front, along with additional visitor parking. The enclosed rear garden is mainly laid to lawn and features a paved patio, raised decked seating area, wooden storage shed and gated rear access.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison.
Tel:01604-823456

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

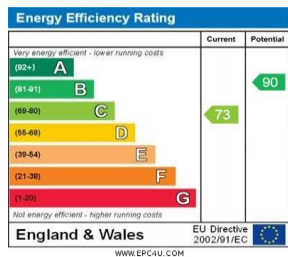
Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Local Authority

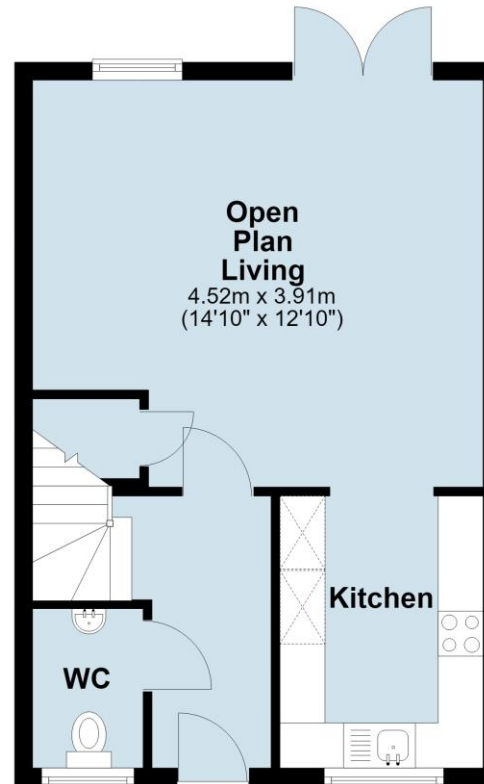
West Northamptonshire Council.
Tel:0300-1267000

Council Tax Band- C



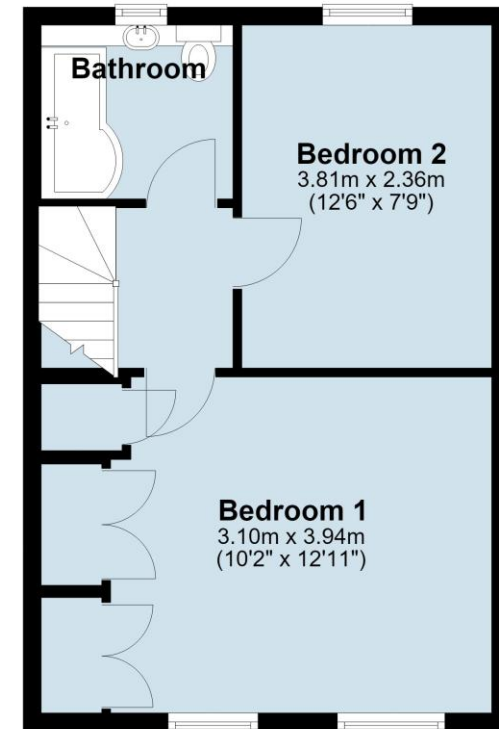
Ground Floor

Approx. 33.3 sq. metres (358.8 sq. feet)



First Floor

Approx. 30.2 sq. metres (325.1 sq. feet)



Total area: approx. 63.5 sq. metres (683.9 sq. feet)

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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