



HOWKINS &
HARRISON

26 Palmerston Road, Northampton, NN4 5EU

Guide Price £185,000

- Victorian terrace house
- Lounge/dining room
- Kitchen & Cellar
- Two bedroom & bathroom
- Enclosed rear gardens
- UPVC double glazing
- Requires updating
- Energy Rating-D

A Victorian terrace house conveniently situated within a short distance of the town centre and Wellingborough Road in need of modernisation offered for sale with no upward chain.

Location

Palmerston Road is situated approximately one mile east of Northampton town centre within a well-established urban residential area. The property benefits from convenient access to the town centre, local amenities and major transport links, making it suitable for both owner occupation and investment purposes.

Northampton railway station – providing direct services to London Euston and Birmingham.

Good access to the A45, A43 and the M1 motorway via Junctions 15 and 15A. Regular bus services operate along nearby Billing Road and Wellingborough Road.

Ground Floor

The entrance hall has stairs rising to the first floor accommodation and a door into Lounge/dining room with Upvc windows either end, the kitchen comes with fitted cupboards, working surfaces incorporating a sink unit, oven and hob, a Upvc door to the rear garden and stairs descending to the cellar.

First Floor

The first floor landing has a linen cupboard as well as giving access to two bedrooms and a bathroom.

Outside

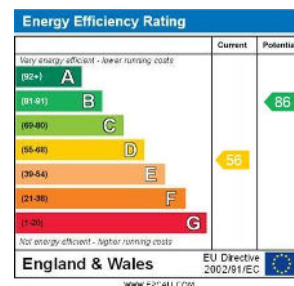
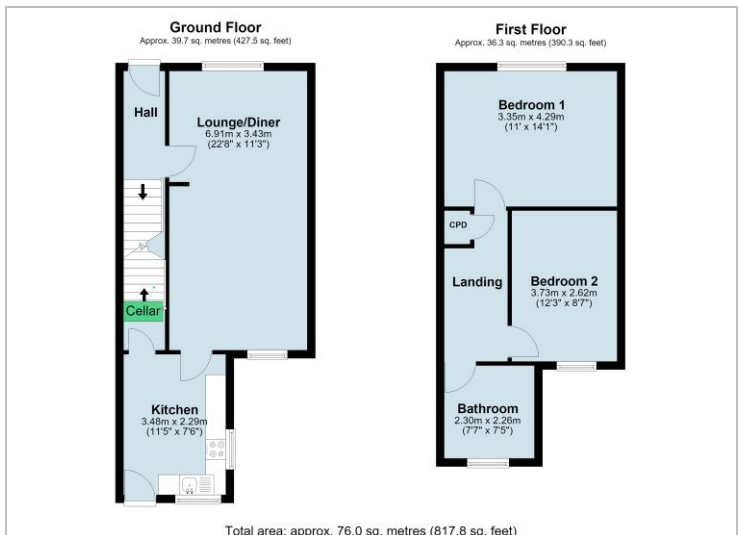
Outside, the rear garden has a paved patio with lawned garden not directly overlooked.

Floorplan

Howkins & Harrison provide these plans for reference only - they are not to scale.

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 available 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 - A

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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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