

Make the right move!



TOTAL FLOOR AREA: 994 sq.ft. (92.3 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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38 Glasgow Street, Northampton. NN5 5BL.

£280,000 Freehold

Edward Knight Estate Agents are to offer for this newly refurbished, double bay fronted, three bedroom Victorian terrace property situated in the highly regarded 'Scots Corner' within St James. The internal accommodation comprises an entrance hall, lounge, dining room, kitchen, utility room, cloakroom, and cellar. On the first floor, there are three good sized bedrooms and a family bathroom. Outside, there is a landscaped rear garden that is mainly laid to lawn. The property further benefits from gas radiator heating, Upvc double glazing and is offered for sale in excellent decorative order throughout. . No upwards Chain. An internal inspection is highly recommended

**PROPERTY MISDESCRIPTIONS ACT 1991**  
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



Ground Floor

Entrance Hall

Entrance Hall - Enter via a UPVC double glazed composite front door with UPVC double glazed fanlight window above, radiator, stairs to first floor, door to cellar and doors leading to

Lounge

13' 3" x 11' 1" (4.04m x 3.38m) UPVC double glazed bay window to the front aspect. Original cast iron fireplace and grill, tiled hearth, laminate flooring and archway to:

Dining Room

11' 9" x 8' 9" (3.58m x 2.67m) UPVC double glazed window to the rear aspect. Radiator.

Kitchen

10' 2" x 8' 11" (3.10m x 2.72m) Newly fitted kitchen suite comprising a range of base and eye level units, modern worktops and splashbacks, single sink and drainer with mixer tap. Brand new built in appliances include oven, induction hob, extractor, integrated fridge and dishwasher. UPVC double glazed window to the side aspect. Opening into:

Utility Room

8' 11" x 5' 6" (2.72m x 1.68m) A refitted range of base and eye level units, modern worktops and splashbacks, plumbing for a washing machine. gas wall mounted combination boiler housing cupboard, Integrated freezer and UPVC double glazed window to the side aspect.

Lobby

UPVC door leading to the rear garden. Door into:

WC

Low flush Wc with a wash hand basin and UPVC double glazed obscured window to the rear aspect.

First Floor

Landing

Storage cupboard with loft access. Doors into:

Bedroom One

14' 7" x 13' 3" (4.45m x 4.04m) UPVC double glazed bay window to the front aspect, feature fireplace and radiator.

Bedroom Two

11' 9" x 8' 9" (3.58m x 2.67m) UPVC double glazed window to the rear aspect and original fireplace.

Bedroom Three

9' 9" x 8' 11" (2.97m x 2.72m) UPVC double glazed window to the rear aspect. Original fireplace and radiator.

Bathroom

A refitted three piece modern bathroom suite comprising low flush WC, wash hand basin, panelled bath with rain head shower and hand held shower attachment and glass screen, extractor and towel radiator. Obscured double glazed window to the side aspect.

Externally

Rear Garden

The newly landscaped rear garden is mostly laid to lawn with a stone pathway leading to steps down to a sunken gravel bed, raised flower beds with wood chippings and enclosed by brick walling and wood panel fencing.

