



**51 Euston Road, Far Cotton, Northampton, NN4 8DT  
£210,000 Freehold**

Currently used as a five bedroom home with en-suite bathrooms to four of the five bedrooms. This town centre property is also within a short walk of Northampton University which would make it an ideal investment property. Early viewing advised to avoid missing out. EPC: E

**Currently Used as a Five Bedroom Property | Town Centre Location | En-Suites to Four Bedrooms | Close to University Campus | Gas Radiator Heating | UPVC Double Glazing**

**modern marketing · traditional values**

### ENTRANCE HALL

Entry via wooden front door. Stairs rising to first floor landing. Storage cupboard. Door to rear garden. Doors to connecting rooms.

### KITCHEN 3.48m x 2.90m (11'5 x 9'6)

UPVC double glazed bay window to front elevation. Fitted with a range of wall mounted and base level cabinets and drawers with work surface over. Sink and drainer unit with mixer tap over. Space and plumbing for washing machine. Tiling to splash back areas.

### BEDROOM ONE 3.33m x 2.64m (10'11 x 8'8)

UPVC double glazed window to rear elevation. Radiator.

### EN-SUITE TO BEDROOM ONE

UPVC double glazed window to side elevation. Three piece suite comprising low level WC, wash hand basin and shower cubicle.

### BEDROOM TWO 3.94m x 2.26m (12'11 x 7'5)

UPVC double glazed window to side elevation. Radiator.

### EN-SUITE TO BEDROOM TWO

UPVC double glazed window to rear elevation. Three piece suite comprising low level WC, wash hand basin and shower cubicle.

### FIRST FLOOR LANDING

Storage cupboard. Doors to connecting rooms.

### BEDROOM THREE 3.35m x 4.39m (11 x 14'5)

Two UPVC double glazed windows to front elevation. Radiator.

### BEDROOM FOUR 3.33m x 2.77m (10'11 x 9'1)

UPVC double glazed window to rear elevation. Radiator.

### EN-SUITE TO BEDROOM FOUR

UPVC double glazed window to side elevation. Three piece suite comprising low level WC, wash hand basin and shower cubicle.

### BEDROOM FIVE 3.28m x 2.26m (10'9 x 7'5)

UPVC double glazed window to rear elevation. Radiator.

### EN-SUITE TO BEDROOM FIVE

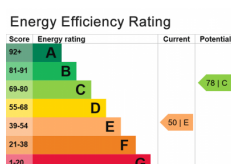
UPVC double glazed window to side elevation. Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle.

### SHOWER ROOM

UPVC double glazed window to side elevation. Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle.

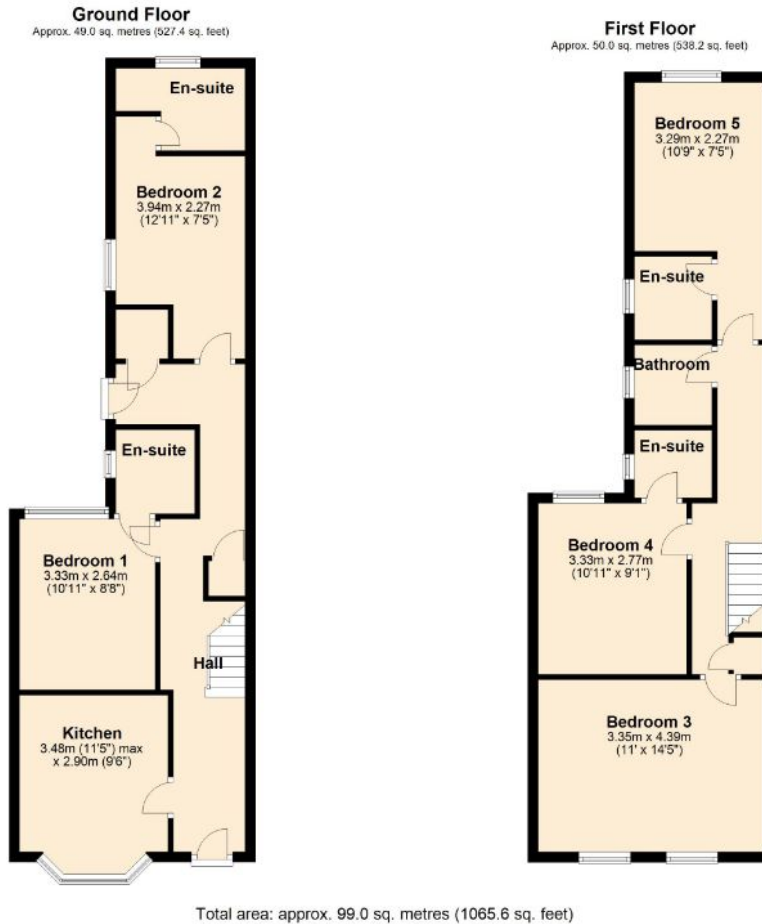
### REAR GARDEN

Courtyard style garden with gated rear access.



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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## LOCAL AREA INFORMATION

The district of Far Cotton is immediately adjacent to the south of Northampton town centre and its mainline train station to London Euston and Birmingham New Street. Expanded with the arrival of the railway (the now disused line is still in place) it is roughly rectangular in shape with the River Nene and Grand Union Canal forming its northern boundary. Indeed it is along the latter that modern redevelopment such as Riverside Wharf, Cotton End and Southbridge have been ongoing. These modern homes compliment the older homes positioned behind St Leonard's Road, the main location for local shops and businesses. This road also connects Towcester Road and London Road the former of which is home to St James Retail Park. London Road is home to a large supermarket before leading past Delapre Park up the hill to the Queen Eleanor roundabout where the A45 ring road can be accessed and in turn links to M1 J15.

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