



47 CLARENCE AVENUE NORTHAMPTON

£330,000
FREEHOLD

Nestled on the charming Clarence Avenue in Northampton, this beautifully presented Victorian mid-terrace house offers a delightful blend of modern living and classic character. Built in 1935, this double bay fronted property boasts an impressive 1,259 square feet of well-refurbished space, making it an ideal family home.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious sitting room, perfect for relaxation and entertaining. The heart of the home is the well-appointed kitchen, to the rear you will find an additional reception room. This versatile space opens up to a bright and airy double glazed conservatory, providing an excellent spot for enjoying the garden views throughout the seasons. A convenient downstairs W.C. adds to the practicality of the layout.

The first floor features three generously sized double bedrooms, ensuring ample space for family or guests. A family bathroom completes this level, offering comfort and convenience.



- Three spacious double bedrooms
- Victorian mid-terrace charm
- Refurbished to high standard
- Double bay fronted elegance

Sitting Room

Kitchen

Dining Room

conservatory

Master Bedroom

Bedroom Two

Bedroom Three

Family Bathroom



- Sought-after Queens Park area • Tree-lined avenue location • Front and rear gardens • Single garage with rear access • Double glazed conservatory • Viewing highly recommended





TOTAL FLOOR AREA: 1229 sq ft (114.2 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. 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. Made with Neotrigon 1/2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: D Council Tax Band: C

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