



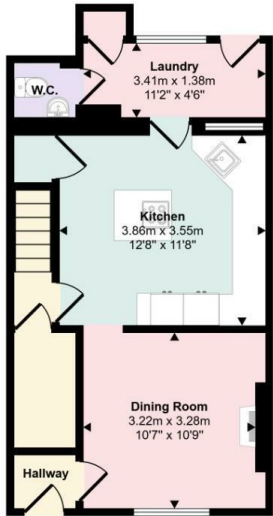
## 24 ALBION PLACE NORTHAMPTON, NN1 1UD

**£385,000**  
**FREEHOLD**

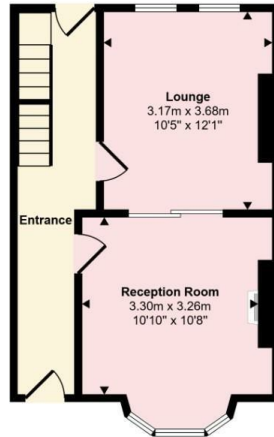
Stonhills are pleased to offer this beautifully presented three bedroom Victorian townhouse situated in the popular Derngate area of Northampton. The property has recently been redecorated to a high standard throughout and is arranged over four floors comprising entrance hall, lounge, family room, kitchen, dining room, cloakroom/WC, bedroom one with ensuite, two further double bedrooms and a family bathroom. Outside there is a landscaped rear garden. Conveniently located within walking distance of Northampton town centre, the train station, Becketts Park, Northampton General Hospital and the University, whilst offering excellent access to the A45 and M1 motorway. Viewing is highly recommended.



Approx Gross Internal Area  
153 sq m / 1644 sq ft



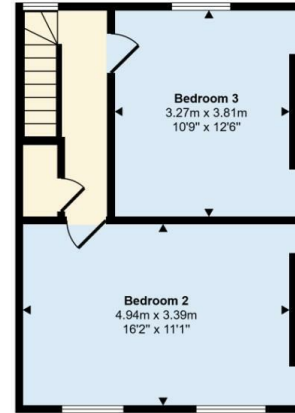
Lower Ground Floor  
Approx 41 sq m / 440 sq ft



Ground Floor  
Approx 35 sq m / 379 sq ft



First Floor  
Approx 38 sq m / 412 sq ft



Second Floor  
Approx 38 sq m / 413 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Northampton Office Sales  
39 St Giles Street  
Northampton  
Northamptonshire  
NN1 1JF

01604 624424  
lewis@stonhills.co.uk  
<https://www.stonhills.co.uk/>

