

55 Gloucester Avenue  
Delapre  
NN4 8PT

O.I.E.O £265,000



OSCAR JAMES

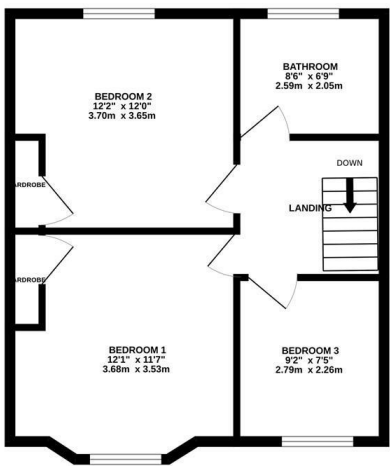
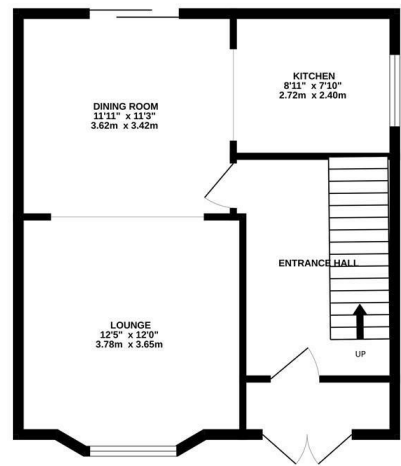
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# FLOOR PLANS

GROUND FLOOR  
489 sq.ft. (45.5 sq.m.) approx.

1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 984 sq.ft. (91.4 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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## AT A GLANCE...



Bright And Spacious Lounge



Modern Kitchen



Three Bedrooms



Refitted Bathroom



Large Mature Garden



On Street Parking Available





# WHAT'S GREAT?

Oscar James are delighted to present to the market this charming and well-presented 1930s semi-detached home, offered with no onward chain and representing an ideal first-time purchase or investment opportunity.

Situated in the highly sought-after area of Delapre, the property enjoys a convenient location close to local shops, a doctor's surgery and well-regarded schools. The beautiful grounds of Delapre Abbey are also within easy walking distance, offering wonderful green space right on your doorstep.

The accommodation is bright, spacious and well laid out. Upon entering, you are welcomed by an inviting entrance hall complete with a generous understairs storage cupboard. The lounge is light and airy, flowing effortlessly into the dining area. Patio doors open directly onto the rear garden, allowing plenty of natural light to flood the room. A modern fitted kitchen completes the ground floor accommodation.

Upstairs, the property continues to impress with two well-proportioned double bedrooms, a further single bedroom which would also make an ideal home office or nursery, and a contemporary family bathroom fitted with a shower over the bath.

Externally, the home boasts a large, mature rear garden offering excellent outdoor space, along with a gated front garden adding both privacy and kerb appeal.

Internal viewing is highly recommended to fully appreciate the space, location and potential this delightful home has to offer

...expect excellence





# SELLER'S SECRET

My brother and I bought this property as an investment and have been really pleased with the rental income it has generated over the years. We've always taken pride in looking after it properly and have consistently kept it well maintained throughout our ownership.



## Why we like it....

The property is ideally situated in the sought-after area of Delapre, with local shops, schools, and amenities all within easy reach.

We anticipate strong interest, so early viewing is highly recommended to avoid disappointment.

# OSCAR JAMES

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To buy or not to buy....

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