

**28 Watermeadow Drive, Watermeadow, Northampton, NN3 8PL**  
**£190,000 Freehold**

Jackson Grundy offer for sale this three bedroom end of terrace home in the popular area of Watermeadow. The home is offered in good condition and in brief comprises entrance porch, lounge and kitchen/dining room to the ground floor, with three bedrooms and a refitted three piece wet room to the first floor. Outside offers front and rear gardens, with a single garage to the rear. We recommend calling to view as soon as possible to avoid disappointment. EPC:D

**Three Bedrooms | End Of Terrace | Refitted Wet Room | Garage | Kitchen/Dining Room |  
Popular Location**

**modern marketing · traditional values**

### ENTRANCE PORCH

Entry gained via double glazed door. Meter cupboards. Door to:

### LOUNGE 4.22m x 4.52m (13'10 x 14'10)

Double glazed window to rear elevation. Radiator. Television point. Stairs rising to first floor landing. Door to;

### KITCHEN/DINER 2.92m x 4.52m (9'7 x 14'10)

Fitted with a range of base and eye level units with work surface over. Single drainer sink unit with mixer tap over. Built in fridge/freezer. Tiled floor. Space for electric cooker. Space for washing machine. Radiator. Double glazed window to front elevation. Double glazed window and door to rear elevation. Breakfast bar. Cupboard housing gas combination boiler.

### FIRST FLOOR LANDING

Access to loft space. Doors to connecting rooms.

### BEDROOM ONE 2.49m x 3.20m (8'2 x 10'6)

Double glazed window to front elevation. Radiator.

### BEDROOM TWO 2.49m x 3.51m (8'2 x 11'6max)

Double glazed window to front elevation. Radiator.

### BEDROOM THREE 2.44m x 1.93m (8' x 6'4)

Double glazed window to rear elevation. Radiator.

### WET ROOM 1.91m x 2.03m (6'3 x 6'8)

uPVC double glazed window to rear elevation. Refitted three piece suite comprising vanity wash hand basin, wall mounted electric shower with shower screen and low level WC. Tiled walls. Radiator. Extractor fan.

### OUTSIDE

### FRONT GARDEN

Mainly laid to lawn with pathway to front door.

### REAR GARDEN

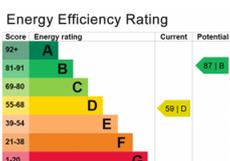
Mainly paved with lawn borders. Timber shed. Gated rear pedestrian access. Gated side pedestrian access.

### SINGLE GARAGE

Accessed via a rear service road.

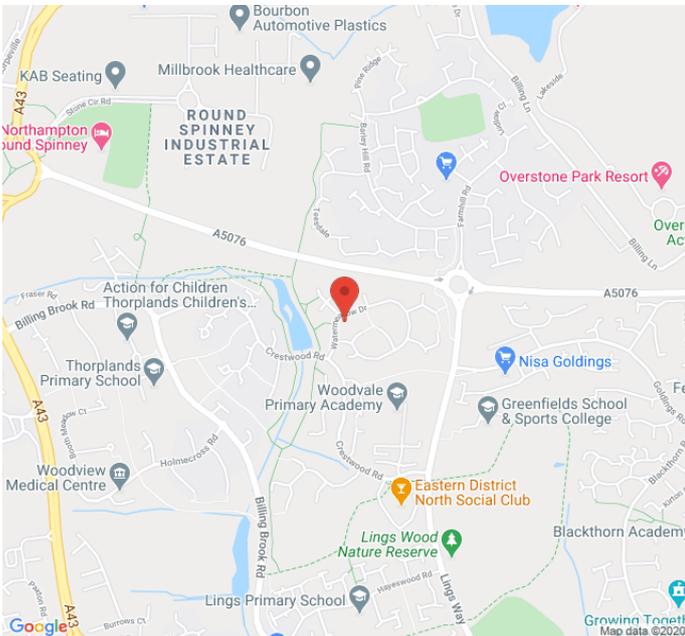
### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



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

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

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