

44 Flintcomb Rise, Woodfields, Northampton, NN3 8QX
£173,000 Freehold

A three bedroom end of terrace property with off road parking. The accommodation comprises entrance porch, hall, WC/utility room, lounge, kitchen/dining room, three bedrooms and a bathroom. There are double glazed windows and doors where specified and the heating is via gas radiators. Outside there are front and rear gardens and an off road parking space. Early viewing is recommended. EPC: D

**End Of Terrace | Three Bedrooms | Kitchen/Dining Room | Gas Radiator Heating | Off Road
Parking | Front & Rear Gardens**

modern marketing · traditional values

ENTRANCE PORCH

Wall light point. Tiled floor. Door to entrance hall.

ENTRANCE HALL

Radiator. Understairs storage area. Staircase rising to first floor landing. Doors to WC/utility room, lounge and kitchen/dining room.

WC/UTILITY 2.01m x 1.83m (6'7 x 6'0)

Obscure double glazed window to front elevation. Suite comprising wash hand basin and low level WC with tiling to splash back areas. Work surfaces over space and plumbing for washing machine. Wall cupboards. Tiled floor.

LOUNGE 3.86m x 3.73m (12'8 x 12'3)

Double glazed French doors to garden. Radiator. Central heating thermostat. Television point. Telephone point. Coving.

KITCHEN/DINER 6.58m x 2.62m (21'7 x 8'7)

Double glazed window to rear elevation. Radiator. Fitted with a range of wall mounted and base level cupboards and drawers with work surfaces over. Stainless steel single drainer sink and drainer with mono taps over. Space for cooker. Large pantry cupboard. Part tiled flooring. Door to garden.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE 3.81m x 3.61m (12'6 x 11'10)

Double glazed window to rear elevation. Radiator. Original built in storage cupboard. Built in four door wardrobe.

BEDROOM TWO 3.81m x 3.00m (12'6 x 9'10)

Double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.67m x 2.26m (8'9 x 7'5)

Double glazed window to front elevation. Radiator.

BATHROOM 2.06m x 1.70m (6'9 x 5'7)

Obscure double glazed window to front elevation. Radiator. A white three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC. Tiling to splash back areas. Access to loft space. Walk in overstairs boiler cupboard.

OUTSIDE

FRONT GARDEN

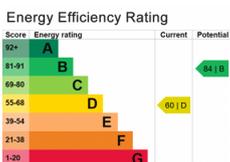
Off road parking space with the remainder laid to lawn.

REAR GARDEN

Paved to the immediate rear of the property with the remainder laid to lawn. The garden is tiered with retaining dry stone walls. Timber shed. Gated side access. Enclosed by timber fencing.

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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