

12 Cleveland Place, Sandringham Gardens, Northampton, NN4 8RD
£220,000 Freehold

An ideal first time buy or investment property! A two bedroom semi detached property in the popular location of Sandringham Gardens not too far from the town centre. The property benefits from a re-fitted shower room and uPVC double glazing throughout. There is a driveway to the side providing off road parking for multiple cars and a beautifully maintained rear garden. EPC Rating: D

**Two Bedrooms | Semi Detached | No Onward Chain | Driveway to Side of Property | uPVC
Double Glazing Throughout | Re-fitted Shower Room**

modern marketing · traditional values

GROUND FLOOR

ENTRANCE PORCH

Entered via uPVC double glazed door. uPVC double glazed window to side elevation. Opens to:

LOUNGE 4.19m x 4.01m (13'9 x 13'2)

uPVC double glazed window to front elevation. Radiator. Stairs rising to first floor. Understairs storage cupboard. Gas fireplace. TV point. Door to:

KITCHEN 4.17m x 2.46m (13'8 x 8'1)

Two uPVC double glazed windows to rear elevation. uPVC door to rear garden. Radiator. Fitted with a range of base and wall mounted units with work surfaces over. Sink and drainer with mixer tap over. Integrated oven and four ring gas hob with extractor hood over. Space plumbing for washing machine. Space for fridge/freezer.

FIRST FLOOR LANDING

uPVC double glazed window to side. Doors to all rooms.

BEDROOM ONE 3.48m x 3.18m (11'5 x 10'5)

uPVC double glazed window to front elevation. Radiator. Storage cupboard.

BEDROOM TWO 3.02m x 2.39m (9'11 x 7'10)

uPVC double glazed window to rear elevation. Radiator.

SHOWER ROOM 2.03m x 1.70m (6'8 x 5'7)

Obscure uPVC double glazed window to rear elevation. Fitted with a three piece suite comprising a walk-in shower unit, pedestal wash hand basin and low level WC. Extractor fan. Tiling to splashbacks.

OUTSIDE

FRONT

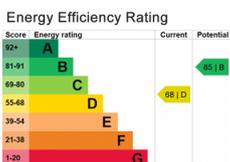
Lawned area. Driveway to the side providing off road parking for multiple cars.

REAR GARDEN

Enclosed by wood panel fencing. Mainly laid to lawn. Garden shed. Gated side access. Borders well stocked with mature plants and shrubs.

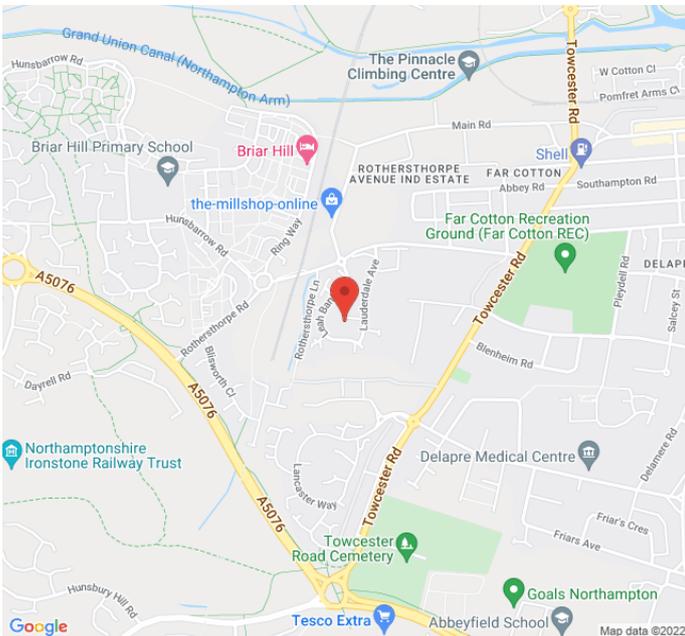
DRAFT DETAILS

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



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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