

**42 Piccadilly Close, Roselands, Northampton, NN4 8RU**  
**£215,000 Freehold**

An ideal first time buy or investment property, this two bedroom semi detached home is located in the popular Roselands area of Northampton. The accommodation briefly comprises entrance porch, lounge, kitchen, two double bedrooms and a refitted shower room. The rear garden is a generous size and offered a good degree of privacy. There is a driveway to the front with a further lawn area. The property is offered with no onward chain and benefits from uPVC double glazing throughout and gas central heating. EPC D

**No Onward Chain | Two Bedroom Semi Detached Home | Driveway | Generous Rear Garden |  
Refitted Modern Shower Room | Ideal First Time Buy Or Investment Property**

**modern marketing · traditional values**

### ENTRANCE PORCH

Entrance via uPVC double glazed door with inset door mat. uPVC double glazed window to side elevation. Radiator. Door to:

### LOUNGE 4.27m x 3.68m (14'0 x 12'1)

uPVC double glazed window to front elevation. Radiator. Stairs rising to first floor landing. Television aerial point. Door to:

### KITCHEN 3.68m x 3.02m (12'1 x 9'11)

uPVC double glazed window to rear elevation. uPVC double glazed door to rear garden. Fitted with a range of wall, base and drawer units with work surfaces over. Built in eye level oven. Integrated four ring gas hob with extractor over. Integrated fridge / freezer. Stainless steel sink and drainer unit with mixer tap over. Tiled splash backs. Space and plumbing for washing machine.

### FIRST FLOOR LANDING

Doors to:

### BEDROOM ONE 3.35m x 3.12m to wardrobe (11'0 x 10'3 to wardrobe)

uPVC double glazed window to front elevation. Radiator. Fitted wardrobe.

### BEDROOM TWO 3.71m x 2.16m (12'2 x 7'1)

uPVC double glazed window to rear elevation. Radiator. Overstairs storage cupboard.

### SHOWER ROOM 2.67m x 1.83m max (8'9 x 6 max)

uPVC obscure double glazed window to side elevation. Heated towel rail. Fitted with a three piece suite comprising low level WC, wash hand basin and double shower cubicle. Tiled splash backs.

### OUTSIDE

### FRONT GARDEN

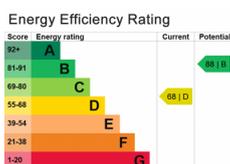
Driveway and lawn area.

### REAR GARDEN

Enclosed by wood panelled fencing. Patio area. Gated side access. Steps leading up to a generous sized lawn. well stocked borders with mature shrubs, plants and trees.

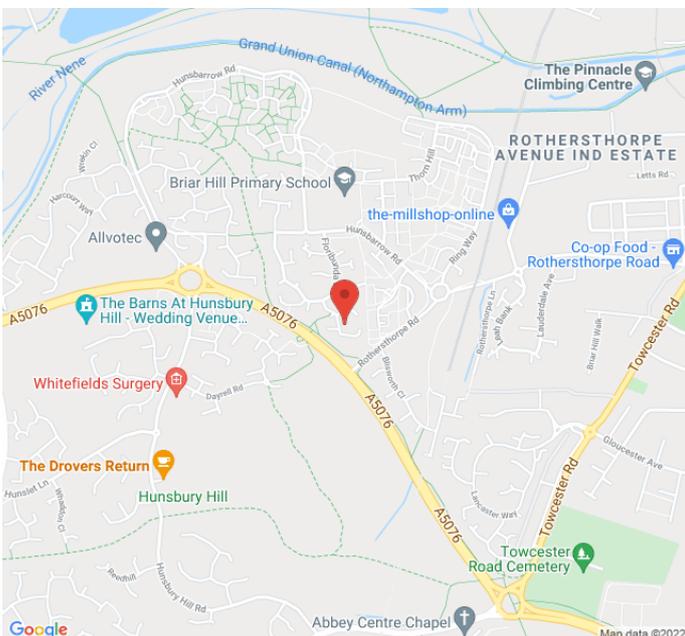
### DRAFT DETAILS

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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