

**2 South Holme Court, Thorplands, Northampton, NN3 8AL**  
**£139,995 Freehold**

Offered for sale with no onward chain is this two bedroom terrace property. The accommodation comprises entrance hall, lounge, separate dining room and kitchen. To the first floor are two double bedrooms, bathroom and separate WC. Outside there are front and rear gardens, the rear being westerly facing. The property has double glazing (where specified) and gas radiator heating. EPC Rating: C

**Two Bedroom Terrace | Separate Reception Rooms | No Onward Chain | Gas Radiator Heating | Double Glazing (where specified) | Westerly Facing Rear Garden**

**modern marketing · traditional values**

### ENTRANCE HALL

Double glazed entrance door. Radiator. Staircase rising to first floor landing with storage area below. Door to lounge and kitchen. Double glazed window to front elevation. Storage cupboard. Electric fusebox.

### LOUNGE 4.09m x 3.15m (13'5 x 10'4)

Double glazed window to rear elevation. Radiator. TV point.

### DINING ROOM 3.00m x 3.25m (9'10 x 10'8)

Double glazed window to rear elevation. Double glazed patio doors to rear elevation. Door to kitchen.

### KITCHEN 2.97m x 2.36m (9'9 x 7'9)

Double glazed window to front elevation. Fitted with a range of wall mounted and base level cupboards and drawers with work surfaces over. Stainless steel sink and drainer with mixer tap over. Tiling to splash back areas. Plumbing for washing machine. Built in gas hob. Space for cooker. Space for white goods. Opening to dining room.

### FIRST FLOOR LANDING

Double glazed window to front elevation. Access to loft space. Airing cupboard. Storage cupboard. Doors to all rooms.

### BEDROOM ONE 4.09m x 2.97m (13'5 x 9'9)

Double glazed window to rear elevation. Radiator. Built in wardrobe.

### BEDROOM TWO 4.06m x 2.57m (13'4 x 8'5)

Double glazed window to rear elevation. Radiator. Built in wardrobe.

### BATHROOM

Double glazed window to front elevation. Radiator. Fitted two piece suite comprising panelled bath, wall mounted electric shower and wall mounted wash hand basin. Tiling to splash back areas.

### WC

Double glazed window to front elevation. Fitted with a white low level WC.

### OUTSIDE

### FRONT GARDEN

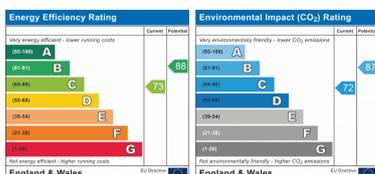
Mainly laid to lawn with path to entrance door. Enclosed by timber fencing.

### REAR GARDEN

Westerly facing and laid to lawn. Gated pedestrian access. Enclosed by timber panelled 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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