

9 Rillwood Court, Lumbertubs, Northampton, NN3 8JA
£175,000 Freehold

Offered for sale with no onward chain is this three bedroom end of terrace property, situated in Lumbertubs, giving easy access to Weston Favell Shopping Centre and all of its amenities. The property itself has double glazing (where specified) and gas radiator heating. The accommodation comprises entrance hall, downstairs WC, lounge, dining room and kitchen. First floor landing to three bedrooms and a wet room. Outside there are front and rear gardens, the rear being westerly facing. EPC Rating: D

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

modern marketing · traditional values

ENTRANCE HALL

Wooden entrance door. Radiator. Staircase rising to first floor landing. Understairs storage cupboard.

WC

Double glazed window to front elevation. Fitted white suite comprising low level WC and wash hand basin. Electric fusebox.

LOUNGE 4.09m x 3.48m (13'5 x 11'5)

Double glazed window to front elevation. Radiator. Brick built fireplace with tiled hearth. Coving to ceiling.

DINING ROOM 3.58m x 3.10m (11'9 x 10'2)

Double glazed sliding patio door to rear elevation. Radiator. Door to:

KITCHEN 2.84m x 2.57m (9'4 x 8'5)

Double glazed window to front elevation. Fitted with a range of wall mounted and base level cupboards and drawers with work surfaces over. Built in oven and gas hob with extractor above. Stainless steel single drainer sink unit with mixer tap over. Space for white goods. Tiling to splash back areas.

FIRST FLOOR LANDING

Double glazed window to front elevation. Doors to all rooms. Access to loft space. Airing cupboard. Large storage cupboard housing boiler.

BEDROOM ONE 4.11m x 2.90m (13'6 x 9'6)

Double glazed window to rear elevation. Radiator.

BEDROOM TWO 4.11m x 2.49m (13'6 x 8'2)

Double glazed window to rear elevation. Radiator.

BEDROOM THREE 4.11m x 1.57m (13'6 x 5'2)

Double glazed window to rear elevation. Radiator.

BATHROOM

Double glazed window to front elevation. Radiator. Wall mounted heater. Two piece suite comprising low level WC and wash hand basin. Wall mounted Triton electric shower. Tiled floor to ceiling.

OUTSIDE

FRONT GARDEN

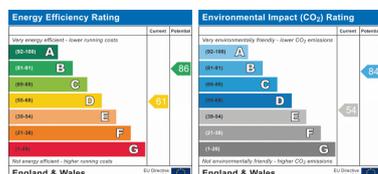
Gravelled frontage with steps up to entrance door.

REAR GARDEN

Designed with low maintenance in mind, this westerly facing garden has been completely paved with interspersed flower and shrub beds. Ornamental pond. 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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