

46 Prentice Court, Goldings, Northampton, NN3 8XS
£139,995 Freehold

Offered for sale with no onward chain and in need of modernisation is this three bedroom terrace property, pleasantly situated overlooking woodland. The accommodation comprises entrance hall, downstairs WC, lounge, kitchen and dining room. First floor landing to three bedrooms and the bathroom. Outside to the front the property overlooks woodland, whilst the rear garden is well maintained and fully enclosed. The property is double glazed and the heating is via warm air. EPC Rating: tbc

Three Bedroom Terrace | In Need Of Modernisation | Double Glazing | Warm Air Heating | No Onward Chain | Cul-De-Sac Location

modern marketing · traditional values

ENTRANCE HALL

Double glazed entrance door. Double glazed window to front elevation. Staircase rising to first floor landing. Warm air vent. Doors to:

WC

Double glazed window to front elevation. Fitted with a white two piece suite comprising wash hand basin and low level WC.

LOUNGE 3.00m x 3.99m (9'10 x 13'1)

Double glazed bay window to rear elevation. Warm air vent.

DINING ROOM 2.90m x 4.39m (9'6 x 14'5)

Double glazed window to front elevation. Warm air vent. Opens to:

KITCHEN 3.78m x 2.06m (12'5 x 6'9)

Double glazed window and door to rear elevation. Warm air system. Fitted with a range of wall mounted and base level cupboards and drawers with work surfaces over. Built in double oven and gas hob with extractor above. Tiling to splash back areas. Storage cupboard. Space for white goods. Plumbing for washing machine. Tiling to splash back areas. Stainless steel single drainer sink unit with mixer tap over. Access to loft space.

FIRST FLOOR LANDING

Access to loft space. Warm air system. Doors to:

BEDROOM ONE 3.00m x 3.28m (9'10 x 10'9)

Double glazed window to rear elevation. Warm air vent.

BEDROOM TWO 3.00m x 3.35m (9'10 x 11'0)

Double glazed window to rear elevation. Warm air vent.

BEDROOM THREE 2.87m x 2.69m (9'5 x 8'10)

Double glazed window to rear elevation. Warm air vent.

BATHROOM 2.82m x 1.85m (9'3 x 6'1)

Double glazed window to front elevation. Fitted suite comprising large oval shaped bath, pedestal wash hand basin and low level WC. Tiled walls.

OUTSIDE

FRONT GARDEN

Access to the front is via a side passage with pathway to front door.

REAR GARDEN

Patio to the immediate rear of the property with lawn area beyond. Hardstanding for shed. Gravel borders. Gated side pedestrian access. Enclosed by timber panelled fence.

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.



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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