

19 Pell Court, Lumbertubs, Northampton, NN3 8HL
£160,000 Freehold

A three bedroom terrace property situate in Lumbertubs, available for sale with no onward chain. The property benefits from uPVC double glazing, gas radiator heating, a large kitchen/diner and represents a great first time purchase or investment. The accommodation comprises entrance hall, lounge, kitchen/diner, cloakroom/WC, three bedrooms and a bathroom. Externally are gardens to the front and rear. EPC Rating: tbc

**Three Bedroom Mid Terrace Property | Fully uPVC Double Glazed | Gas Radiator Heating |
Large Kitchen/Diner | Enclosed Rear Garden | No Onward Chain**

modern marketing · traditional values

ENTRANCE HALL

uPVC double glazed entrance door. Wood effect laminate flooring. Radiator. Cupboard. Doors to:

LOUNGE 3.94m x 3.66m (12'11 x 12'0)

uPVC double glazed window to front elevation. Radiator.

KITCHEN/DINING ROOM 5.66m x 3.53m (18'7 x 11'7)

uPVC double glazed window to rear elevation. uPVC double glazed door to garden. Radiator. Fitted with a range of wall mounted and base level cupboards and drawers with roll top work surfaces over. Stainless steel sink. Space and plumbing for white goods. Tiled flooring with further tiling to water sensitive areas. Door to:

REAR LOBBY

uPVC double glazed door to garden. Tiled flooring. Door to:

WC 1.52m x 0.89m (5'0 x 2'11)

Frosted uPVC double glazed window to side elevation. Radiator. A white two piece suite comprising wall mounted wash hand basin and low level WC. Tiled flooring.

FIRST FLOOR LANDING

Two cupboards. Access to loft space. Doors to:

BEDROOM ONE 3.76m x 3.23m (12'4 x 10'7)

uPVC double glazed window to front elevation. Radiator.

BEDROOM TWO 3.76m x 3.05m (12'4 x 10'0)

Max

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.34m x 2.24m (7'8 x 7'4)

uPVC double glazed window to front elevation. Radiator.

BATHROOM 2.41m x 1.68m (7'11 x 5'6)

Frosted uPVC double glazed window to rear elevation. Heated towel rail. A modern white suite comprising panelled bath with mains shower over, pedestal wash hand basin and low level WC. Floor to ceiling tiling.

OUTSIDE

FRONT GARDEN

An open plan front garden with paved pathway to front door. Planted flower and shrub beds.

REAR GARDEN

A fully enclosed lawned rear garden with patio area and mature shrub and flower borders. Gated pedestrian access at the rear.

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.

19 Pell Court, Lumbertubs, Northampton NN3 8HL
£160,000 Freehold



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).

19 Pell Court, Lumbertubs, Northampton NN3 8HL
£160,000 Freehold