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Ash Grove, Kingsthorpe, NN2 8DG

£280,000 - Guide Price Detached



Department: Sales

Tenure: Freehold

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Property Summary

Situated at the end of a cul-de-sac is this three bedroom detached property within walking distance of local amenities and schools, benefitting from an adjacent detached single garage and driveway, uPVC double glazing throughout, and NO ONWARD CHAIN.

Features & Utilities

- ✓ Detached
- ✓ Three Bedrooms
- ✓ Detached Single Garage
- ✓ Driveway
- ✓ Front & Rear Gardens
- ✓ Kitchen/Dining Room
- ✓ Dual Aspect Lounge
- ✓ Entrance Porch
- ✓ Cul-De-Sac Location
- ✓ Close To Schools & Amenities

Property Overview

Situated at the end of a cul-de-sac is this three bedroom detached property within walking distance of local amenities and schools, benefitting from an adjacent detached single garage and driveway, uPVC double glazing throughout, and NO ONWARD CHAIN. To the ground floor the accommodation comprises entrance hall, kitchen/dining room with a side door leading onto the garden and dual aspect living room with doors out onto the garden. To the first floor there are three bedrooms and a bathroom. To the rear is a fully enclosed garden mainly laid to lawn with side access and a private aspect. To the front is also a garden, with a driveway to the side of the property and a detached single garage. Please call 01604 722197 to arrange an appointment to view. EPC Rating: TBC. EPC Rating: C

PORCH

uPVC entrance door. uPVC double glazed window to side elevation. Door to:

LOUNGE 4.96m x 4.33m (16'3" x 14'2")

uPVC double glazed window to front elevation and uPVC double glazed sliding doors to rear elevation. Radiator. Electric fire.

KITCHEN/DINING ROOM 4.96m x 3.00m (16'3" x 9'10")

uPVC double glazed windows to side, rear and front elevations. uPVC double glazed window to side elevation. A range of wall and base units. One and a half bowl sink and drainer. Electric oven and hob. Space for washing machine and fridge/freezer. Tiling to splash back areas.

FIRST FLOOR LANDING

Aluminum double glazed window to rear elevation. Radiator. Doors to:

BEDROOM ONE 3.07m x 3.01m (10'1" x 9'11")

uPVC double glazed windows to side and rear elevations. Radiator. Airing cupboard.

BEDROOM TWO 2.42m x 3.33m (7'11" x 10'11")

Radiator. Built in wardrobe.

BEDROOM THREE 2.52m x 2.51m (8'3" x 8'3")

Aluminum double glazed window to rear elevation. Radiator

BATHROOM 1.83m x 2.13m (6'0" x 6'12")

uPVC double glazed window to side elevation. Suite comprising bath, WC and wash hand basin. Tiling to half height.

OUTSIDE

FRONT GARDEN

Concrete path to front door. Lawn. Shrubby. Driveway to garage.

REAR GARDEN

Lawn. Shrubby. Door to garage.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – Ask Agent

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating, Gas Heating

Parking – Parking, Driveway, Single Garage

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

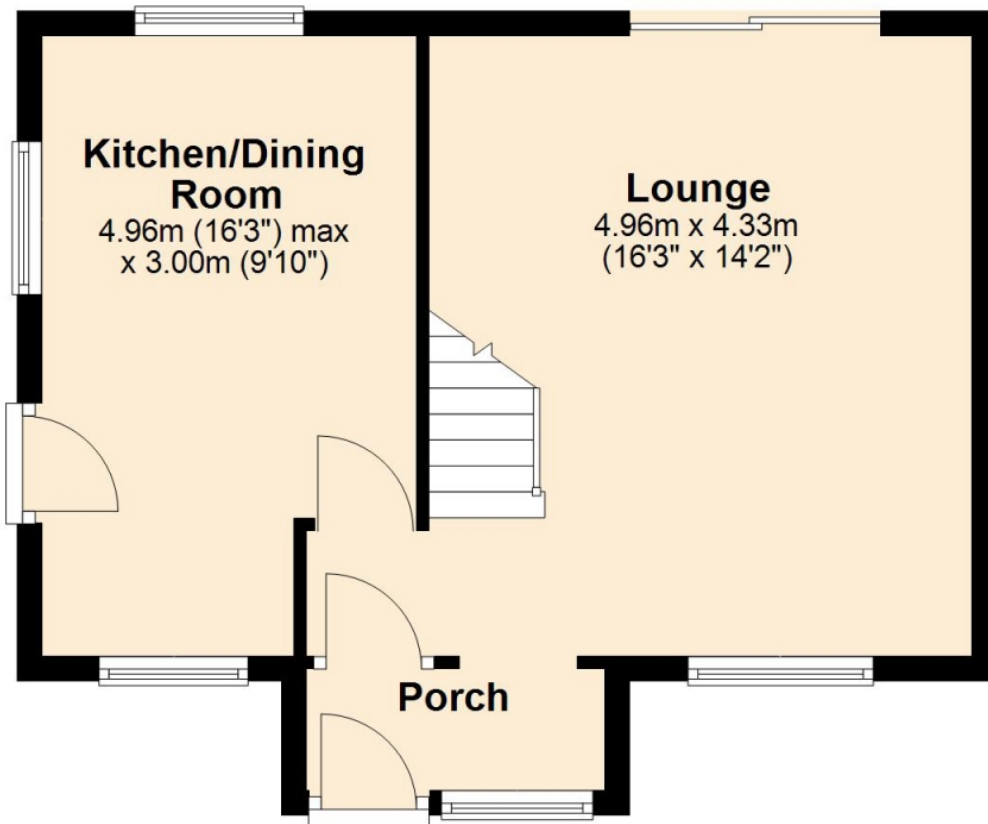
AGENTS NOTES

i Viewings by appointment only through us 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.

Floorplan

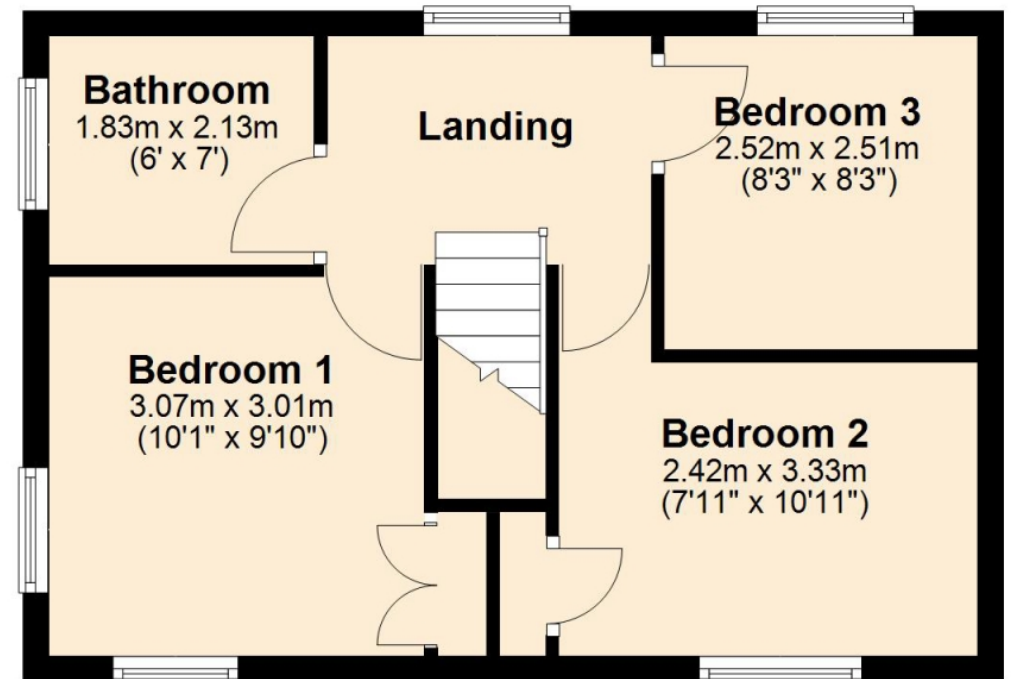
Ground Floor

Approx. 39.8 sq. metres (428.3 sq. feet)



First Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



Total area: approx. 76.6 sq. metres (825.0 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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