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# Balfour Road, Kingsthorpe, NN2 6JP

£260,000 Terraced

3 1 1



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Kingsthorpe  
66 Harborough Road, Kingsthorpe, Northampton, NN2 7SH

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## Property Summary

An extended three bedroom terraced property situated within walking distance of local schools, bus routes and amenities. Benefitting from double garage and workshop to the rear, refitted modern four piece bathroom and modern kitchen.

The accommodation to the ground floor comprises entrance porch into the hall, open plan kitchen dining room leading to the lounge with a bay window, to the rear is a conservatory with utility space and cloakroom. To the first floor are three bedrooms and a modern four piece family bathroom.

To the outside, there is a generous rear garden with decked area and tiered levels leading down to the workshop and double garage currently utilised as a gym. To the front is a small frontage area.

Call 01604 722197 to arrange an appointment to view.

Council Tax Band: B. EPC Rating: D.





# Floorplan



## Agents Notes

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketed and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



## 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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