JACKSON GRUNDY ESTATE AGENTS

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Balfour Road, Queens Park, NN2 6JP

£240,000 - Guide Price Terraced

3 1 2

Google 4.8 ★★★★★ Customer Reviews

Department: Sales

Tenure: Freehold







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

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Property Summary

Situated in the popular Queens Park area of Northampton, this well presented three bedroom terraced home offers spacious and versatile accommodation, together with a larger than average rear garden and an impressive converted garage/studio. Conveniently positioned for a range of local amenities and within a reasonable distance of Northampton train station, the property is well suited to a variety of buyers.

The accommodation begins with an entrance hall leading into the main living space, where the lounge is open plan to the dining room, creating a sociable and versatile area for everyday living and entertaining. A door from the dining room leads into the conservatory/sunroom, which provides a useful additional reception space.

The property benefits from a modern refitted kitchen, with a further door providing access to the sunroom. The sunroom also incorporates space for both a washing machine and tumble dryer, creating a particularly useful utility area and keeping laundry appliances conveniently separate from the kitchen.

Upstairs, there are three good sized bedrooms, along with a family bathroom which has been thoughtfully altered to provide a modern shower room.

One of the property's particular highlights is the larger than average rear garden, offering excellent outdoor space for a home of this type. At the bottom of the garden is a double garage which has been thoughtfully converted into a versatile studio space. The studio has also been soundproofed, making it suitable for a range of uses such as a home office, creative space, gym or hobby room, subject to any necessary permissions. There is also useful loft storage above.

To the front of the garage/studio is the option to park a car off road, while the service road providing access is securely gated and restricted to residents, adding a useful degree of security and privacy.

Further benefits include a newly replaced gas boiler and, importantly, the property is offered for sale with no onward chain.

EPC Rating: TBC. Council Tax Band:







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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 marketing 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.

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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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