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# Baring Road, St James, NN5 7BA

£279,995 Semi-Detached

3 1 1



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

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## Property Summary

A MUCH IMPROVED SPACIOUS SEMI DETACHED HOUSED WITH AN OVERSIZED GARAGE/STORE.

A spacious, three bedroom, semi detached, family home situated on the popular St James/Dallington border NN5 district of Northampton with many local amenities and not far from the railway station.

The accommodation comprises recessed entrance porch, entrance hall with downstairs WC and utility cupboard housing the combination boiler, bay fronted lounge with wood burning stove and opening to the dining area which has been knocked through open plan to the fitted kitchen, first floor landing serving three bedrooms and a family bathroom.

Outside the front is walled for privacy with block paved and gravelled parking area and a gate to the end plot rear garden with a courtesy door to the oversized sectional store.

The property has uPVC double glazing, gas central heating, well maintained modern interior and viewing is highly recommended.

EPC Rating: D. Council Tax Band: B





# 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.



## 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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