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Barley Hill Road, Southfields, NN3 5JA

£250,000 Semi-Detached

3 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

A semi-detached property situated with the popular Southfields area of Northampton.

Features & Utilities

- ✓ Semi-Detached Property
- ✓ Kitchen/Dining Room
- ✓ Three Bedrooms
- ✓ Off Road Parking for Several Vehicles
- ✓ Viewing is Recommended
- ✓ Vacant Possession



Property Overview

A semi-detached property situated with the popular Southfields area of Northampton. Accommodation comprises of entrance hall, lounge, kitchen/dining room, three bedrooms and bathroom. Outside there are gardens to front and rear. A driveway providing off road parking for several vehicles. EPC Rating: C. Council Tax Band: B.

ENTRANCE HALL

Double glazed part obscure glazed door to front elevation. Radiator. stairs to first floor. Door to lounge.

LOUNGE 3.98m x 3.71m (13' x 12'2")

Double glazed window to front elevation. Radiator. Coving to ceiling. Door to kitchen/dining room.

KITCHEN/DINING ROOM 3.20m x 4.71m (10'5" x 15'5")

Two double glazed windows to rear elevation. Double glazed part obscure glazed door to side elevation. Fitted wall and base level units with work surface over. One and a half bowl stainless steel sink with mixer tap and drainer. Plumbing for washing machine, gas and electric cooker point and cooker hood. Wall mounted central heating boiler. Tiled floor. Understairs storage cupboard.

LANDING

Double glazed window to side elevation. Loft access.

BEDROOM ONE 4.45m x 2.57m (14'7" x 8'5")

Double glazed window to front elevation. Radiator.

BEDROOM TWO 2.83m x 2.64m (9'3" x 8'7")

Double glazed window to rear elevation. Radiator. Part panelled walls.

BEDROOM THREE 3.14m x 2.01m (10'3" x 6'7")

Double glazed window to front elevation. Radiator. Storage cupboard. Bulkhead.

BATHROOM

Double glazed obscure glazed window to rear elevation. P shaped bath with mixer tap and shower attachment over. Wash hand basin. WC. Heated towel rail. Part tiled walls.

OUTSIDE

FRONT GARDEN

Open plan lawned frontage. Gravelled driveway providing off road parking for several vehicles.

REAR

Enclosed with fencing with side access. Gravelled and paved seating area. Steps to lawned area.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – C

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

Parking – Driveway

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

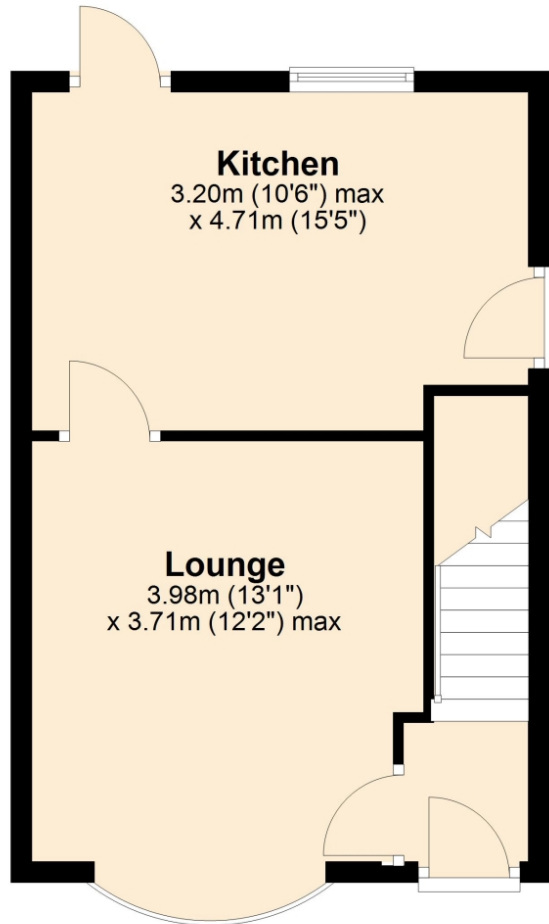
AGENTS NOTES

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

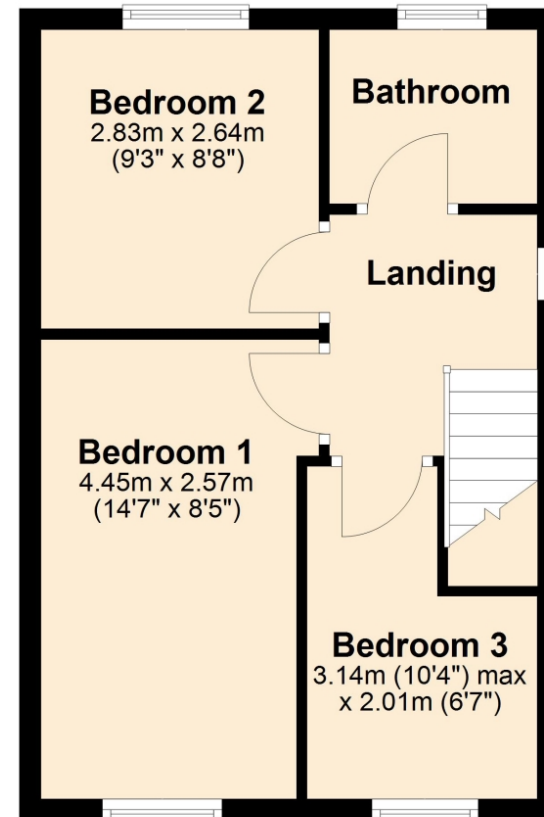
Ground Floor

Approx. 33.0 sq. metres (354.7 sq. feet)



First Floor

Approx. 34.3 sq. metres (368.9 sq. feet)



Total area: approx. 67.2 sq. metres (723.6 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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