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# Berrywood Drive, St Crispin, NN5 6GA

£290,000 Terraced

3 2 1



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



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## Property Summary

Delighted to welcome to the market this spacious three bedroom terraced property.

## Features & Utilities

- ✓ Three Bedrooms
- ✓ Landscaped Rear Garden
- ✓ Garage & Parking
- ✓ En-suite to Master
- ✓ Top Floor Suite
- ✓ Refitted Kitchen
- ✓ Lounge/Dining
- ✓ Popular St Crispins Location



# Property Overview

Jackson Grundy are delighted to welcome to the market this spacious three bedroom terraced property in this popular location of St. Crispins. Consisting of entrance hall, refitted kitchen, WC, open lounge/dining room with Velux windows and French doors to the rear garden. The first floor has two bedrooms and a bathroom. The top floor consists of the main bedroom, dressing room and an en-suite shower room. Further benefits include garage, parking, double glazing and gas central heating. EPC Rating: C. Council Tax Band: D.

## ENTRANCE

Composite front door with obscure glazed window. Fitted mat. Doors adjoining.

## KITCHEN 3.35m x 3.01m (10'12" x 9'11")

Double glazed window to front elevation. Stainless steel sink with mixer tap. Wall mounted and base units. Gas hob with extractor over. Glass splashback. Oven and grill. Space for dishwasher and fridge freezer. Spotlights.

## WC

Wash hand basin in vanity unit with mixer tap over. WC. Radiator. Plumbing for washing machine. Extractor.

## LOUNGE/DINING ROOM 5.45m x 4.22m (17'11" x 13'10")

Double glazed French doors and window to rear elevation. Two Velux windows to rear elevation. Two radiators. Wood effect flooring.

## FIRST FLOOR LANDING

Stairs leading to top floor. Radiator. Doors adjoining.

## BATHROOM 1.72m x 2.04m (5'8" x 6'8")

Obscure double glazed window to rear elevation. Radiator. Pedestal wash hand basin with mixer tap. WC. Panel bath with mixer tap and shower over. Tiled splashback. Spotlights.

## BEDROOM THREE 3.03m x 1.97m (9'11" x 6'6")

Double glazed window to rear elevation. Radiator.

### **BEDROOM TWO 3.42m x 4.10m (11'3" x 13'5")**

Two double glazed window to front elevation. Radiator. Built in wardrobe.

### **TOP FLOOR LANDING**

Door to main bedroom.

### **BEDROOM ONE 3.02m x 4.17m (9'11" x 13'8")**

Two double glazed window to rear elevation. Radiator. Cupboard housing boiler. Loft access. Built in wardrobe in bedroom area. Velux window. Door to en-suite.

### **EN-SUITE 2.65m x 1.83m (8'8" x 6'0")**

Obscure double glazed window to front elevation. Radiator. Wash hand basin in vanity unit. WC. Shower cubicle. Tiled splashback.

### **OUTSIDE**

#### **FRONT GARDEN**

Low brick wall with black railings. Shrub borders. Path to front door.

#### **GARAGE**

Up and over door. Side door to garage. Storage above.

#### **REAR GARDEN**

Enclosed panel fencing. Low maintenance. Patio. Stoned area. Side gate to patio. Outside tap.

#### **DRAFT DETAILS**

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

#### **MATERIAL INFORMATION**

Type – Terraced



Age/Era – Ask Agent  
Tenure – Freehold  
Ground Rent – Ask Agent  
Service Charge – Ask Agent  
Council Tax – Band D  
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 – Allocated  
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

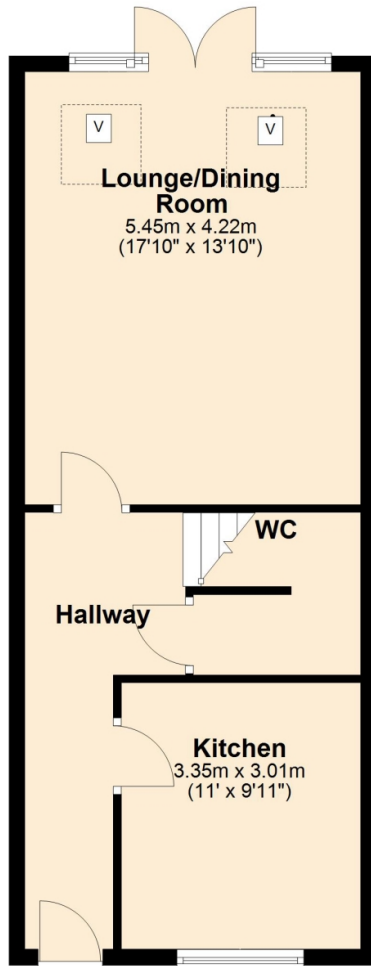
to this property.



# Floorplan

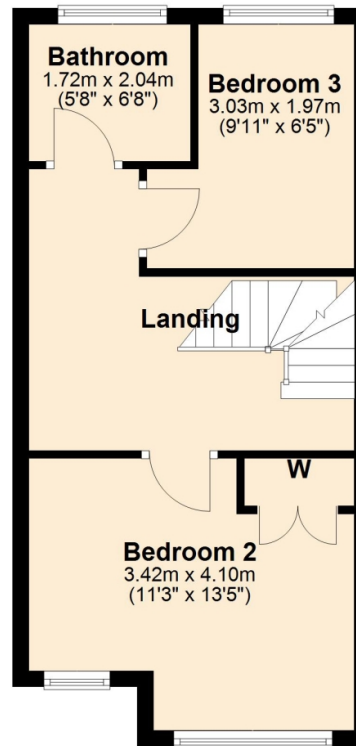
## Ground Floor

Approx. 46.6 sq. metres (501.8 sq. feet)



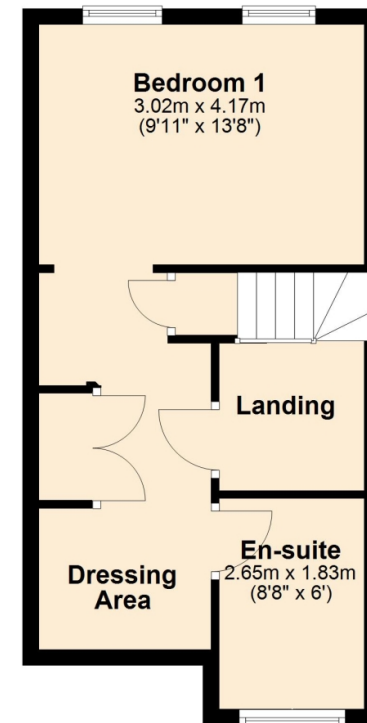
## First Floor

Approx. 34.9 sq. metres (376.0 sq. feet)



## Second Floor

Approx. 33.6 sq. metres (361.9 sq. feet)



Total area: approx. 115.2 sq. metres (1239.7 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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