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Birch Barn Way, Kingsthorpe, Northampton, NN2 8DT

£225,000 Semi-Detached Bungalow

2 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

Offered with no onward chain is this well presented two bedroom semi-detached bungalow situated within a corner plot providing ample frontage.

Features & Utilities

- ✓ No Chain
- ✓ Bungalow
- ✓ Semi-Detached
- ✓ Two Bedrooms
- ✓ Off Road Parking and Garage
- ✓ Front and Rear Garden
- ✓ Open Plan Kitchen/Lounge/Dining Room
- ✓ Electric Heating Throughout
- ✓ Recently Fitted Solar Panels
- ✓ Close to Local Amenities

Property Overview

Offered with no onward chain is this well presented two bedroom semi-detached bungalow situated within a corner plot providing ample frontage, driveway for two vehicles and a single garage. The accommodation comprises entrance hall, two bedrooms, refitted shower room and open plan lounge, dining kitchen area featuring a wood burner to the lounge area. Benefitting from recently installed electric heaters, six month old solar panels and UPVC double glazing throughout, a low maintenance rear garden, side access and very conveniently located within close proximity to bus routes and plenty of amenities, this is a fantastic bungalow. Please call 01604 722197 to arrange an appointment to view. EPC Rating: C. Council Tax Band: B.

ENTRANCE

Enter via uPVC semi glazed door into hallway. Laminate flooring. Electric heater and doors to:

BEDROOM ONE 4.19m max x 2.57m (13'9 x 8'5)

uPVC double glazed bay window to front elevation. Electric radiator. Fitted wardrobes. Carpeted.

BEDROOM TWO 2.56m x 2.29m (8'5 x 7'6)

uPVC double glazed window to front and side elevation. Electric radiator. Laminate flooring.

SHOWER ROOM 1.67m x 1.53m (5'6 x 5')

uPVC double glazed obscure window to side elevation. Chrome radiator. Tiled floor. Pedestal wash hand basin. Low flush WC. Tiled corner shower cubicle and electric shower. Extractor.

LOUNGE/KITCHEN OPEN PLAN 4.25m x 5.46m (13'11 x 17'11)

LOUNGE

uPVC double glazed window to rear elevation. Electric radiator. Laminate flooring. Log burner in alcove and hearth. Opening to kitchen area.

KITCHEN

uPVC double glazed window to rear elevation and uPVC double glazed door that leads onto rear garden. Vinyl flooring. Base and wall mounted units. Wood effect cupboards. Integrated oven, four ring electric hob and extractor over. Roll top work surface with tiled splashback. Space for washing

machine. Circular stainless steel sink and drainer.

OUTSIDE

FRONT

Surrounded by low fence. Accessed via a gate is a well presented lawn area with path to front door and side access. Gravel area and established shrubs and trees.

GARAGE

Concrete garage with side courtesy door. Up and over garage door. Block paved drive for two vehicles enclosed partially by a fence. Iron gate into front garden.

REAR

Block paved garden with fence surround. Gated side access leading to front.

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Unknown

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – Yes

EV Car Charge Point – No

Primary Heating Type – Electric

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Rendered

Outstanding Building Work/Approvals – No

DRAFT DETAILS

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

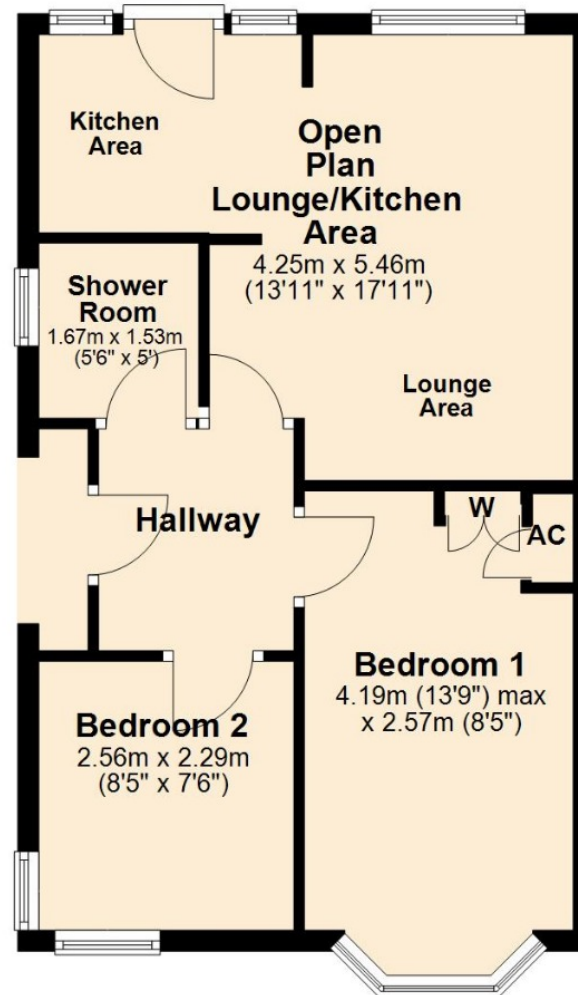
AGENTS NOTES

i Viewings by appointment only through Jackson Grundy 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. 43.7 sq. metres (470.8 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.

www.jacksongrundy.com

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