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Boughton Green Road, Kingsthorpe, Northampton, NN2 7SW

£169,950 Terraced



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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

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Property Summary

Offered with no onward chain is this two bedroom terraced property within walking distance of local amenities, bus routes and schools.

Features & Utilities

- ✓ No Chain
- ✓ Two Bedrooms
- ✓ Terrace
- ✓ Modern Kitchen
- ✓ Lounge/Dining Room
- ✓ Rear Garden
- ✓ Close To Amenities
- ✓ Frontage
- ✓ Four Piece Bathroom
- ✓ Gas Central Heating

Property Overview

Offered with no onward chain is this two bedroom terraced property within walking distance of local amenities, bus routes and schools. The ground floor accommodation comprises open plan lounge dining room, modern kitchen and access to the garden. To the first floor there are two bedrooms and a four piece bathroom. To the rear is a garden benefitting from patio area and lawn area with a good degree of privacy. To arrange an appointment to view please call 01604 722197. EPC Rating: E. Council Tax Band: B
Entered by wooden entrance door to:

LOUNGE/DINING ROOM 6.81m x 3.32m (22'4 x 10'11 max)

Double glazed wooden window to front elevation. Wooden door to rear elevation. Two radiators. Dado rail. Staircase rising to first floor landing with storage under. Archway to:

KITCHEN 3.75m x 1.91m (12'3 x 6'3)

uPVC double glazed window to rear elevation. Wooden double glazed window to side elevation. Wall and base units. Radiator. Built in oven, hob and extractor. Stainless steel sink. Built in fridge/freezer.

FIRST FLOOR LANDING

Access to loft space. Doors to:

BEDROOM ONE 3.73m x 3.32m (12'3 x 10'11)

Double glazed wooden window to front elevation. Radiator. Coving. Fitted wardrobe.

BEDROOM TWO 2.98m x 1.57m (9'9 x 5'2)

Double glazed wooden window to rear elevation. Radiator.

BATHROOM 3.71m x 1.88m (12'2 x 6'2)

Double glazed aluminium windows to rear and side elevations. Radiator. Suite comprising shower unit with electric shower and glass door, vanity units with inset sink, bath and WC. Fitted cupboard housing boiler. Vinyl flooring.

OUTSIDE

FRONTAGE

Low brick wall enclosing a small frontage area leading to the front door.

REAR GARDEN

Enclosed by wooden fencing to the sides and hedge to the rear. Raised patio leading to lawn.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

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

Water Supply – Mains Connected

Sewage Supply – Mains Connected

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

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

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas Radiators

Parking – No

Accessibility – N/a

Right of Way – No

Restrictions – N/a

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

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

DRAFT DETAILS

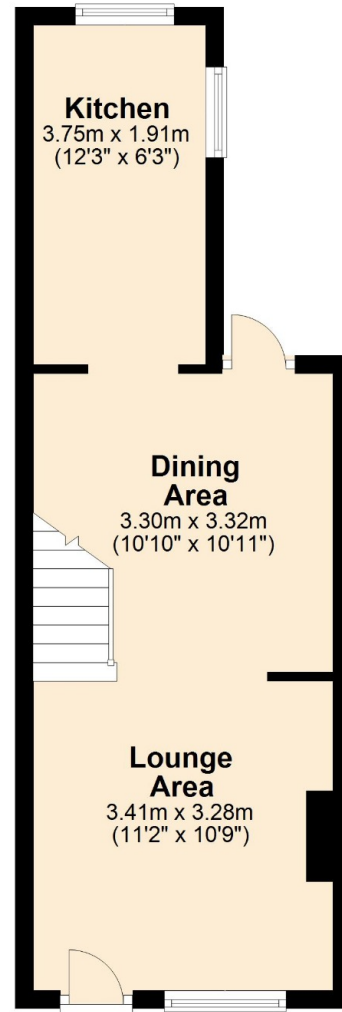
At the time of print, these particulars are awaiting approval from the Vendor(s).

AGENTS NOTES

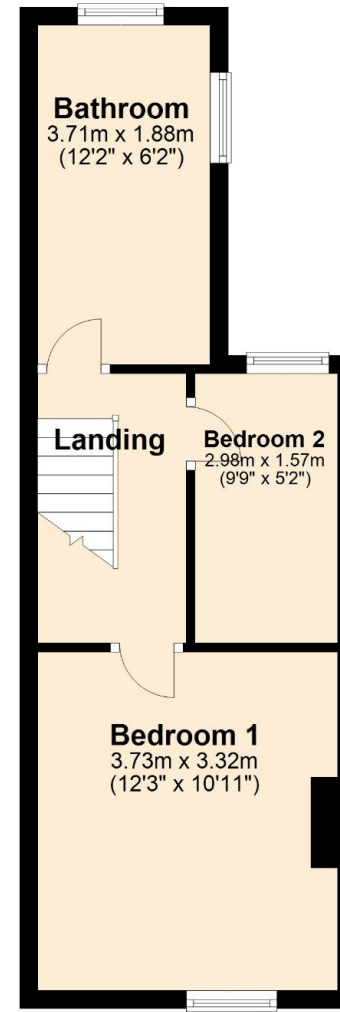
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending 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



First Floor





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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