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# Bruce Street, St James, NN5 5BQ

£200,000 Terraced

3 1 2



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Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

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## Property Summary

OVERSIZED GARAGE. A well presented three bedroom Victorian terrace, ideally situated in a central location close to a wide range of amenities, including the train station less than a mile away.

## Features & Utilities

- ✓ Three Bedroom Terrace
- ✓ Separate Reception Rooms
- ✓ Kitchen/Dining Room
- ✓ Front and Rear Gardens
- ✓ Oversized Single Garage
- ✓ Central Location



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# Property Overview

OVERSIZED GARAGE. A well presented three bedroom Victorian terrace, ideally situated in a central location close to a wide range of amenities, including the train station less than a mile away. Perfect for first time buyers or investors, this spacious home offers well-proportioned accommodation throughout. The ground floor comprises entrance hall, a comfortable lounge, a separate dining room, a generous kitchen/diner, and a modern shower room. Upstairs, there are three double bedrooms. Externally, the property features low-maintenance front and rear gardens, along with a large single garage accessible via a rear service road. EPC Rating: D. Council Tax Band: B.

## ENTRANCE

Enter via wood panel door to:

## ENTRANCE HALL

Laminate floor. Stairs to first floor. Radiator.

## LOUNGE 3.25m x 3.78m (10'8" x 12'5")

Double glazed bay window to front elevation. Radiator. Two cupboards housing utility meters. Feature fireplace with wood panel surround.

## DINING ROOM 3.49m x 3.40m (11'5" x 11'2")

Double glazed door to rear elevation. Radiator. Period fireplace with tiled mantle.

## KITCHEN 5.01m x 2.36m (16'5" x 7'9")

Lovely sized kitchen/diner with a range of eye and base level units with work surface over, space for fridge, space for freezer and washing machine and integrated oven, hob and extractors. Wall mounted boiler. Understairs storage cupboard. Two double glazed windows to side elevation. Radiator.

## SHOWER ROOM 1.90m x 2.36m (6'3" x 7'9")

Three piece bathroom suite consisting of vanity wash hand basin with mixer tap over, double shower cubicle with wall mounted shower and low level WC. Heated towel rail. Double glazed window to rear elevation. Tiled floor.

## FIRST FLOOR LANDING

Access to loft.

## BEDROOM ONE 3.20m x 4.31m (10'6" x 14'2")

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

## BEDROOM TWO 3.48m x 2.64m (11'5" x 8'8")

Double glazed window to rear elevation. Radiator.

## BEDROOM THREE 3.26m x 2.31m (10'8" x 7'7")

Double glazed window to rear elevation. Radiator.

## OUTSIDE

### FRONT

Paved frontage.

### GARAGE

Oversized single garage with swing doors and pedestrian access via garden.

### REAR

Paved rear courtyard garden with gated rear access enclosed by a brick wall.

## 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 B  
EPC Rating – D  
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 – Single Garage  
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

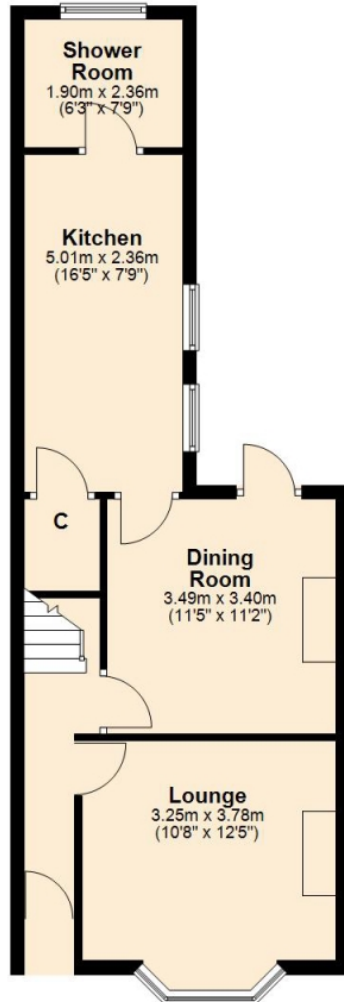
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser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

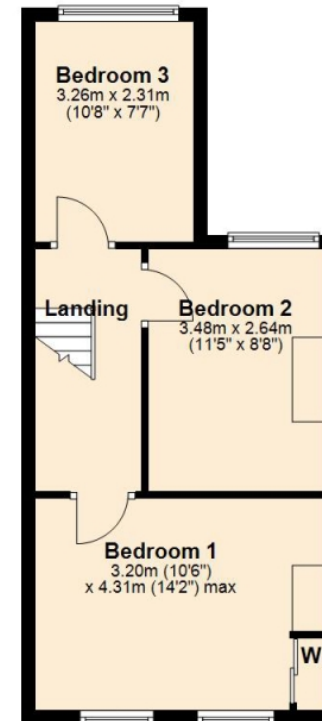
## Ground Floor

Approx. 48.7 sq. metres (524.2 sq. feet)



## First Floor

Approx. 37.4 sq. metres (402.7 sq. feet)



Total area: approx. 86.1 sq. metres (926.9 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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