



www.jacksongrundy.com

Byron Street, Kingsley Park, NN2 7JE

£215,000 Terraced

2 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Kingsley
44 Kingsley Park Terrace, Kingsley, Northampton, NN2 7HH

Call Us 01604 715000
Email Us kingsley@jacksongrundy.co.uk





Property Summary

A much improved two bedroom Victoria terrace property in the popular Poets Corner.

Features & Utilities

- ✓ No Upward Chain
- ✓ Two Bedrooms
- ✓ Study
- ✓ Well Presented
- ✓ Cellar
- ✓ Private Rear Garden

Property Overview

A much improved two bedroom Victoria terrace property in the popular Poets Corner. Offered to the market in immaculate condition, the accommodation comprises entrance hall, open lounge/dining room, updated kitchen, utility room and downstairs WC. Upstairs you will find a modern three piece shower room, two double bedrooms and a handy office space. Externally there is a large enclosed rear garden with the added benefit of a paved and decking area. Further benefits include an updated gas boiler, uPVC double glazing and the potential to convert the basement. EPC Rating: C. Council Tax Band: B.

ENTRANCE HALL

Entrance via wooden door with obscure glazed panel. Radiator. Stairs rising to first floor landing. Dado rail and panelling. Doors to:

LOUNGE 4.28m x 3.56m (14' x 11'8")

uPVC double glazed window to front elevation. Radiator. Feature fireplace. Open plan to:

DINING AREA 4.30m x 3.07m (14'1" x 10')

uPVC double glazed French doors to rear elevation. Radiator. Dado rail.

KITCHEN 4.19m x (13'8" x)

uPVC double glazed window to side elevation. Fitted with a range of Shaker wall and base units and drawers with work surfaces over. Stainless steel sink and drainer with mixer tap over. Space for white goods. Built in oven/grill and electric hob. Door to garden:

CELLAR 3.20m x 4.35m (10'5" x 14'3")

Power and light connected. Utility meters. Stopcock.

UTILITY ROOM 1.82m x 2.54m (5'11" x 8'4")

Window to side elevation. Boiler. Door to WC.

WC

Obscure window to side elevation. Radiator. Low level WC. Wash hand basin.

FIRST FLOOR LANDING

Storage cupboard with access to loft space. Doors to:

BEDROOM ONE 3.31m x 4.29m (10'10" x 14')

uPVC double glazed window to front elevation. Radiator. Storage cupboard. Feature fireplace.

BEDROOM TWO 3.63m x 3.07m (11'10" x 10')

uPVC double glazed window to rear elevation. Radiator. Storage cupboard. Feature fireplace.

SHOWER ROOM

Opaque uPVC double glazed window to rear elevation. Radiator. Three piece suite comprising low level WC, wash hand basin with mixer tap and shower cubicle.

STUDY

Double glazed window to rear elevation. Radiator.

OUTSIDE

REAR GARDEN

Enclosed by brick wall and timber fencing to sides and rear. Split level garden. Patio area laid with paving slabs. Mainly astroturf lawn. Decked area. Mature shrubs.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Terraced

Age/Era – Ask Agent

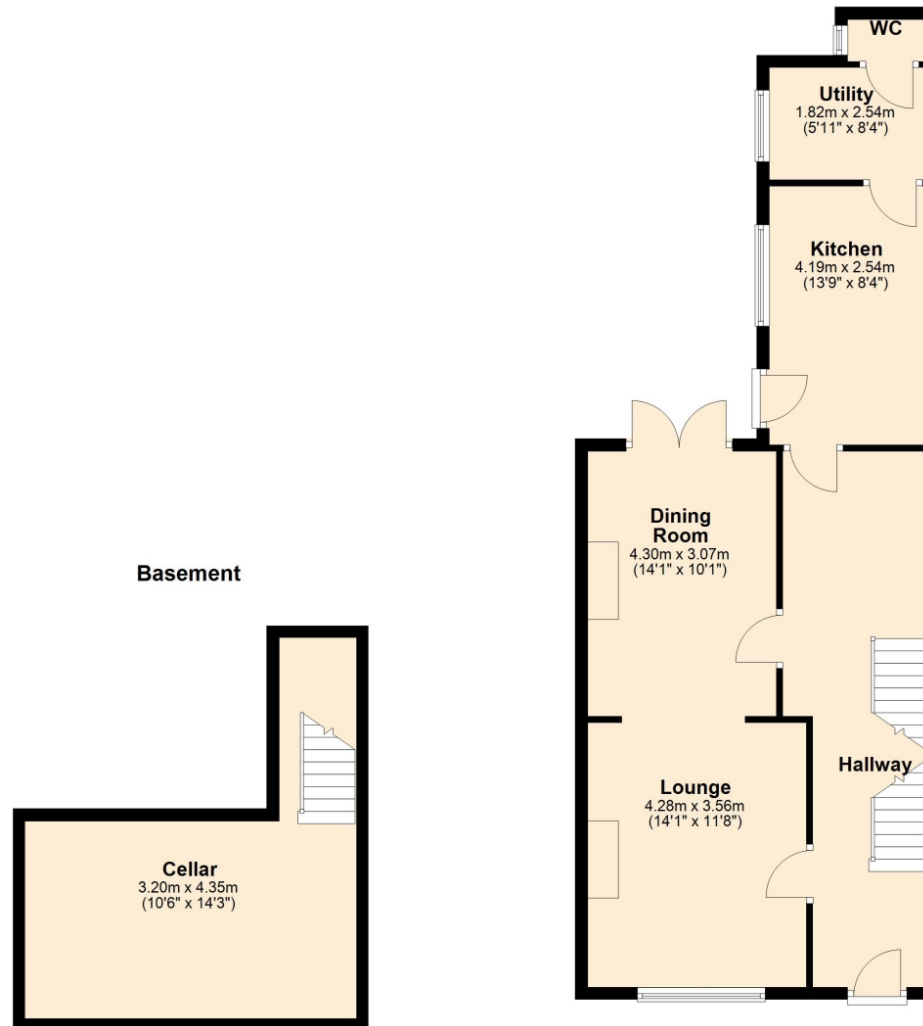
Tenure – Freehold
Ground Rent – Ask Agent
Service Charge – Ask Agent
Council Tax – Ask Agent
EPC Rating – C
Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Gas Central Heating
Parking – No Parking Available
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

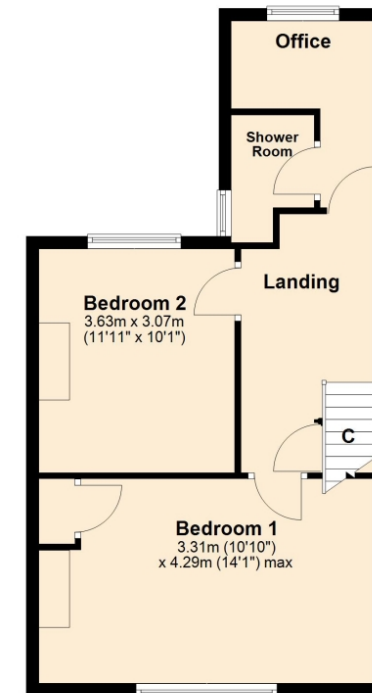
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser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



First Floor



Total area: approx. 132.6 sq. metres (1427.6 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.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152