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Byron Street, Poets Corner, NN2 7JD

£220,000 Terraced

2 1 2



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feefo

Department: Sales

Tenure: Freehold



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Property Summary

A much improved two-bedroom Victorian terrace property which offers style and class. Offered to the market in immaculate condition, the homeowners have recently renovated the property to bring it up a fantastic standard.

Features & Utilities

- ✓ Two Bedroom Terrace
- ✓ Front & Rear Gardens
- ✓ Immaculate Condition
- ✓ Brand New Kitchen
- ✓ Downstairs WC
- ✓ Four Piece Bathroom
- ✓ Updated Gas Boiler
- ✓ uPVC Double Glazing
- ✓ Sought After Location
- ✓ Close To Local Amenities

Property Overview

A much improved two-bedroom Victorian terrace property which offers style and class. Offered to the market in immaculate condition, the homeowners have recently renovated the property to bring it up a fantastic standard. The accommodation comprises entrance hall, open lounge/dining room, updated kitchen and downstairs WC. Upstairs you will find a modern four piece suite bathroom and two double bedrooms. Externally is a low maintenance front garden along with a large enclosed rear garden with the added benefit of a good sized decking area. Further benefits include an updated gas boiler, uPVC double glazing and the potential to convert the basement. EPC Rating: D. Council Tax Band: B

ENTRANCE HALL

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

LOUNGE 3.07m x 3.35m (10'1" x 10'12")

uPVC double glazed window to front elevation. Radiator. Electric fireplace with marble surround. Opening to:

DINING AREA 3.58m x 3.40m (11'9" x 11'2")

uPVC double glazed window to rear elevation. Radiator. Dado rail.

KITCHEN 3.28m x 2.44m (10'9" x 8'0")

uPVC double glazed window to side elevation. Radiator. Fitted with a range of Shaker wall and base cupboards and drawers with work surfaces over. Stainless steel sink and drainer with mixer tap over. Space for white goods. Integrated appliances to include fridge/freezer, oven, hob and extractor.

CELLAR 3.10m x 4.37m (10'2" x 14'4")

Power and light connected. Utility meters. Stopcock.

REAR PORCH

Door to rear elevation, leading to garden. Door to WC.

WC

Obscure window to rear elevation. Radiator. Low level WC.

FIRST FLOOR LANDING

Storage cupboard with access to loft space. Doors to:

BEDROOM ONE 3.07m x 4.32m (10'1" x 14'2")

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

BEDROOM TWO 3.66m x 2.64m (12'0" x 8'8")

uPVC double glazed window to rear elevation. Radiator.

BATHROOM 3.05m x 2.44m (10'0" x 8'0")

Frosted uPVC double glazed window to rear elevation. Radiator. Dado rail. Four piece suite comprising low level WC, Porcelain wash hand basin with chrome taps, shower cubicle and panelled bath. Cupboard housing Worcester combination boiler.

OUTSIDE

REAR GARDEN

Enclosed by brick wall and timber fencing to sides and rear. Split level garden. Raised patio area, laid to paving slabs. Mainly laid to lawn. Hard standing for timber shed. Mature tree border to rear. Outside socket and 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 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 – On Street
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

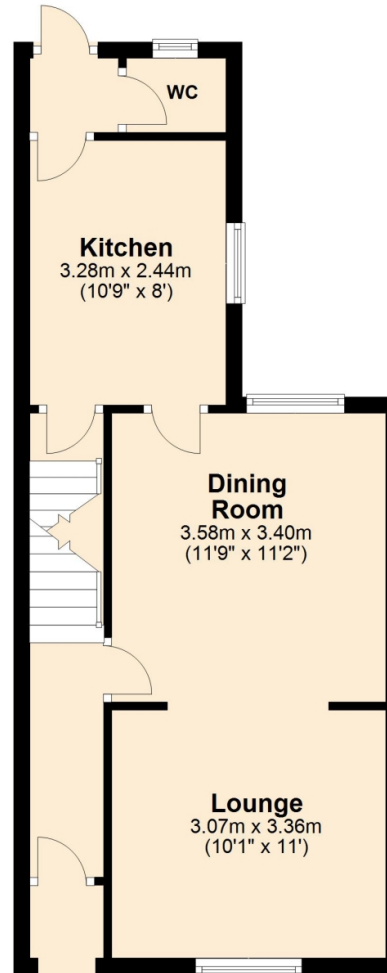
AGENTS NOTES

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

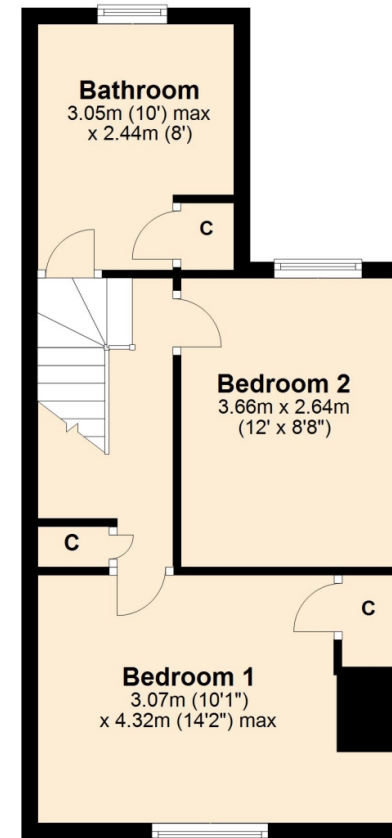
Ground Floor

Approx. 40.6 sq. metres (436.5 sq. feet)



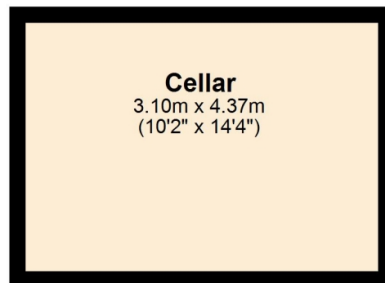
First Floor

Approx. 37.7 sq. metres (405.9 sq. feet)



Basement

Approx. 13.5 sq. metres (145.7 sq. feet)



Total area: approx. 91.8 sq. metres (988.0 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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