



www.jacksongrundy.com

Chalcombe Avenue, Kingsthorpe, Northampton, NN2 8LB

£190,000 Terraced

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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

Jackson Grundy is delighted to welcome to the market a well-proportioned, and extended two bedroomed property in the sought after Kingsthorpe location.

Features & Utilities

- ✓ No Onward Chain
- ✓ Extended
- ✓ Separate Reception Rooms
- ✓ New Kitchen
- ✓ Sought After Location
- ✓ Gas Central Heating



Property Overview

Jackson Grundy is delighted to welcome to the market a well-proportioned, and extended two bedroomed property in the sought after Kingsthorpe location. The accommodation briefly comprises of a welcoming entrance hall with a large lounge, dining room and kitchen leading off. To the first floor you will find two well-proportioned double bedrooms and the shower room. Externally to the rear you will find a generous private rear garden mainly laid to lawn. Further benefits include a newly installed kitchen, ample storage and no onward chain. EPC Rating: D. Council Tax: B.

ENTRANCE

Stairs rising to the first floor. Radiator and laminate flooring. Door leading to the lounge.

LOUNGE 3.84m x 3.56m (12'7 x 11'8)

Double glazed window to the front elevation. Laminate flooring. Radiator. Feature fireplace.

DINING ROOM 5.59m x 2.51m Max (18'4 x 8'3 Max)

Double glazed window to side elevation. Double glazed French doors to the rear. Opening on the rear garden. Radiator and additional electric radiator. Carpeted.

KITCHEN 2.51m x 2.82m (8'3 x 9'3)

Double glazed window to the rear elevation. Door opening on the rear garden. Newly installed kitchen with a range of wall and base units. Integrated cooking appliances.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 3.35m x 4.52m (11'0 x 14'10)

Double glazed window to front elevation. Radiator. Integrated cupboard over the stairs.

BEDROOM TWO 3.02m x 3.58m (9'11 x 11'9)

Double glazed window to the rear elevation. Radiator.

SHOWER ROOM

Obscured double glazed window to rear elevation. Radiator. Enclosed shower cubicle. Low level WC and wash hand basin.

OUTSIDE

FRONT GARDEN

Low maintenance artificial grass on the front garden on approach.

REAR GARDEN

A private rear garden mainly laid to lawn. Garden enclosed by a timber framed fence. There is also an additional brick built out building offering additional storage.

MATERIAL INFORMATION

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

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

Water Supply – Ask Agent

Sewage Supply – Ask Agent

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

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

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

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).

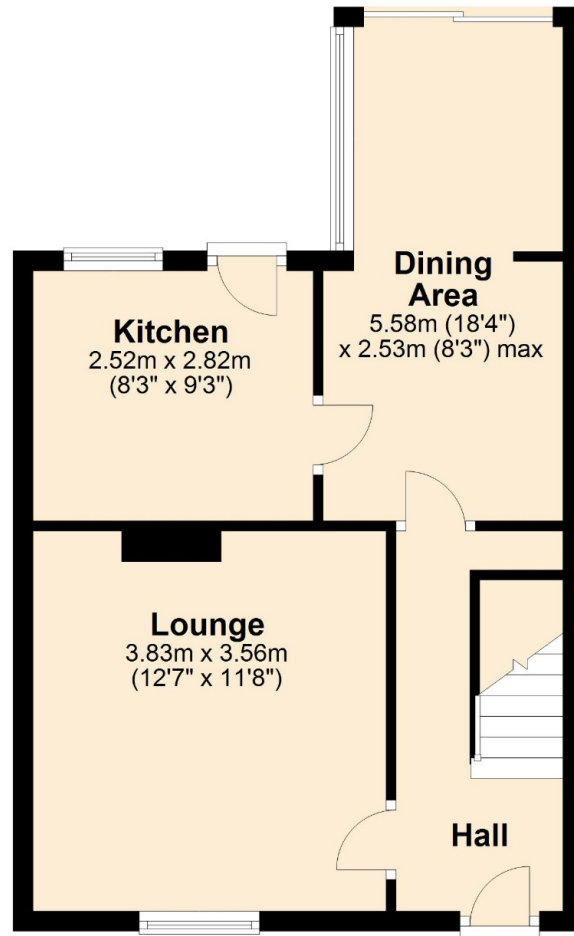
AGENTS NOTES

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

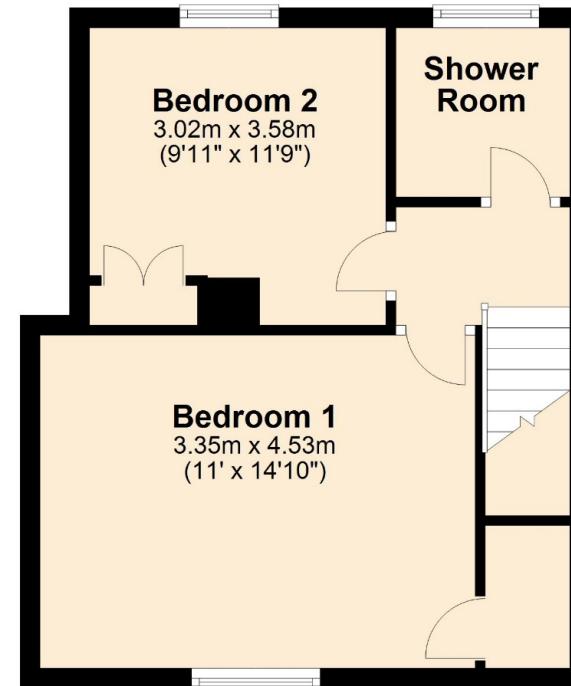
Ground Floor

Approx. 39.6 sq. metres (426.0 sq. feet)



First Floor

Approx. 32.9 sq. metres (353.7 sq. feet)



Total area: approx. 72.4 sq. metres (779.7 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
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