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Chancellor Court, Kingsthorpe, Northampton, NN2 7AP

£300,000 - Guide Price Semi-Detached

3 2 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Kingsthorpe

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Property Summary

NO ONWARD CHAIN. A well presented three storey, three bedroom, semi detached house situated within the convenient location of Scholars Green.

Features & Utilities

- ✓ No Chain
- ✓ Three Double Bedrooms
- ✓ Semi Detached
- ✓ Off Road Parking
- ✓ Garden Room/Office
- ✓ Immaculate Condition
- ✓ En-Suite To Bedroom One
- ✓ Downstairs Cloakroom
- ✓ Cul-De-Sac Location
- ✓ Kitchen/Dining Room



Property Overview

NO ONWARD CHAIN. A well presented three storey, three bedroom, semi detached house situated within the convenient location of Scholars Green. The accommodation to the ground floor comprises entrance hall, lounge, cloakroom and kitchen/dining room. To the first floor are two double bedrooms and bathroom. To the top floor is the main bedroom with en-suite. To the rear is a fully enclosed garden with generous patio area, timber cabin benefitting from electricity currently used as a home office and side access. To the front is a driveway providing parking for several cars and side access to the rear garden. Call 01604 722197 to arrange an appointment to view. EPC Rating: B. Council Tax Band: C

ENTRANCE PORCH

Composite entrance door. Door to:

HALLWAY

Wood effect flooring. Radiator. Door to:

LOUNGE 4.48m x 3.60m (14'8 x 11'10)

uPVC double glazed window to front elevation. Wood effect flooring. Radiator. Door to kitchen.

WC

Suite comprising WC and wash hand basin with tiled splash backs. Radiator. Wood effect flooring. Extractor.

KITCHEN 2.66m x 3.60m (8'9 x 11'10)

Double glazed window and double doors to rear elevation. Fitted with a range wall and base units with roll top work surface over with upstands. Cupboard housing boiler. One and a half bowl sink and drainer with mixer tap over. Space for fridge/freezer. Integrated electric oven and four ring hob with stainless steel cooker hood over and splash back. Wood effect flooring. Space for washing machine and slimline dishwasher. Radiator.

FIRST FLOOR LANDING

Radiator. Staircase rising to second floor. Doors to:-

BEDROOM TWO 3.17m x 3.60m (10'5 x 11'10)

Two uPVC double glazed windows to front elevation. Radiator.

BEDROOM THREE 2.70m x 3.60m (8'10 x 11'10)

uPVC double glazed window to rear elevation. Radiator.

BATHROOM

Obscure uPVC double glazed window to side elevation. Radiator. Suite comprising pedestal wash hand basin with tiled splash backs, panelled bath with shower over and glass screen and low level WC. Half tiling to walls. Wood effect flooring.

SECOND FLOOR LANDING

Storage Cupboard. Door to:

BEDROOM ONE 5.12m x 2.59m (16'9 x 8'5)

uPVC double glazed window to front elevation. Radiator. Door to:

EN-SUITE

Velux window to rear elevation. Suite comprising tiled shower cubicle, low level WC and pedestal wash hand basin with tiled splash backs. Radiator. Wood effect flooring.

OUTSIDE

FRONT GARDEN

Block paved driveway to the side leading to the rear garden with a gated access.

REAR GARDEN

Enclosed garden. Block paved to include the gated side entrance. Outside sockets and tap.

SUMMERHOUSE

Lighting with electric. Windows to front elevation and double doors.

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 – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

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

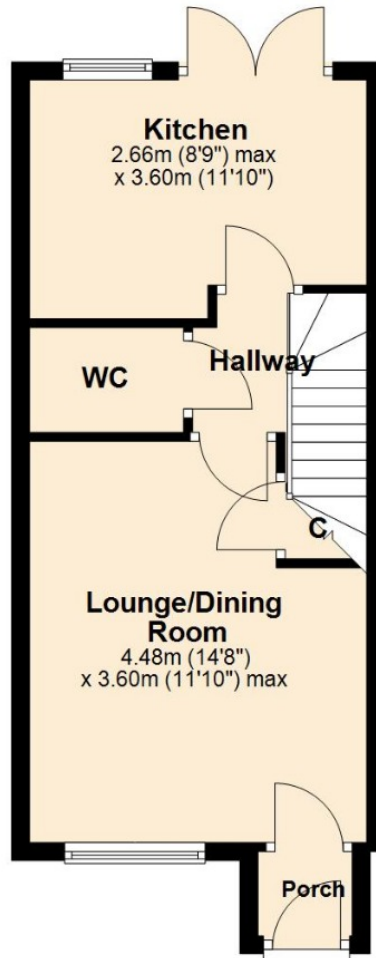
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending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

Approx. 32.4 sq. metres (348.4 sq. feet)



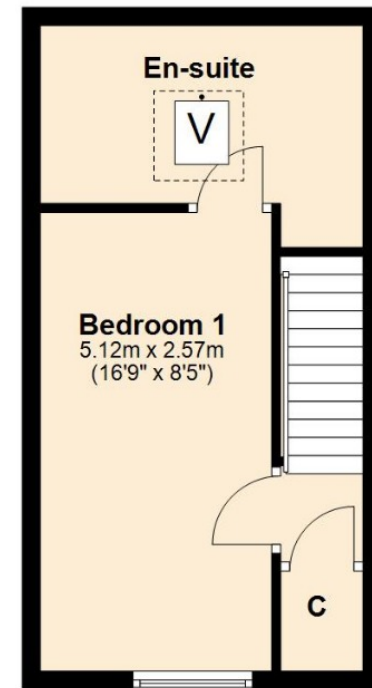
First Floor

Approx. 30.3 sq. metres (326.1 sq. feet)



Second Floor

Approx. 17.3 sq. metres (186.0 sq. feet)



Total area: approx. 79.9 sq. metres (860.6 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.

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