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# Chaucer Street, Kingsley, Northampton, NN2 7HW

£215,000 Terraced

2 1 1



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Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Kingsley  
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## Property Summary

This stunning home is presented in excellent decorative order throughout following a full refurbishment program by the current owners.

## Features & Utilities

- ✓ Fully Refurbished Throughout
- ✓ Two Bedrooms
- ✓ Refitted Kitchen
- ✓ Refitted Four Piece Bathroom
- ✓ Large Rear Garden
- ✓ Utility Area and WC
- ✓ No Onward Chain
- ✓ Rewired and New Central Heating System
- ✓ Close to Local Shops and Restaurants
- ✓ Ideal First Time Buy or Investment Purchase

# Property Overview

A delightful two bedroom property situated in the popular Kingsley location known locally as "Poets Corner". This stunning home is presented in excellent decorative order throughout following a full refurbishment program by the current owners. The accommodation comprises in brief: entrance hall, lounge/diner, kitchen, WC with utility area. On the first floor there are two double bedrooms and a generous four piece bathroom. The frontage offers a small garden which sets the property back from the road and to the rear the property you will find a large garden. Further benefits include a rewire, new gas central heating system and uPVC double glazing throughout making this property a fantastic first time purchase, or investment opportunity. Call 01604 715000 to view. EPC Rating F. Council Tax Band: B.

## ENTRANCE HALL

Enter via composite door. Stairs to first floor. Door leading to lounge/dining room. Radiator.

## LOUNGE/DINING ROOM 6.81m x 3.15m (22'4 x 10'4)

uPVC double glazed window to front and rear elevation. Two radiators. TV point. Carpet. Door leading to kitchen.

## KITCHEN 3.30m x 2.02m (10'10 x 6'8)

uPVC double glazed window to rear elevation. uPVC door leading to rear garden. Base and wall mounted units with roll top surfaces over. Stainless steel sink and drainer with mixer tap over. Integrated oven with hob and extractor hood over. Tiled to splash backs. Spot lights. Tiled floor. Cupboard under stairs. Leading to Utility.

## UTILITY

Space and plumbing for washing machine. Space for fridge freezer. Heater. Door leading to WC.

## WC

Obscure uPVC double glazed window to side elevation. Radiator. WC. Wash hand basin with vanity unit. Extractor fan. Tiled floor.

## LANDING

Door leading to all rooms.

### **BEDROOM ONE 3.31m x 4.06m (10'10 x 13'4)**

uPVC double glazed window to front elevation. Radiator. Carpet.

### **BEDROOM TWO 3.36m x 2.40m (11' x 7'10)**

uPVC double glazed window to rear elevation. Radiator. Carpet.

### **BATHROOM 3.31 x 2.04m (10'10 x 6'8)**

Obscure uPVC double glazed window to rear elevation. Four piece suite including panel bath, vanity wash hand basin, walk in shower, tiled floor. Tiled splash backs. Spot lights. Extractor fan.

## **OUTSIDE**

### **FRONT**

Enclosed via a brick wall and hedge.

### **REAR GARDEN**

Enclosed via wooden panel fence and hedge. Decked seating area. Gravel mature shrubs and trees.

## **MATERIAL INFORMATION**

Electricity Supply – Mains

Gas Supply – Mains

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

Water Supply – Mains

Sewage Supply – Mains

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

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

Solar PV Panels – None

EV Car Charge Point – None

Primary Heating Type – Gas

Parking – No

Accessibility – Ask Agent

Right of Way – No

Restrictions – No

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Brick

Outstanding Building Work/Approvals – None

### **DRAFT DETAILS**

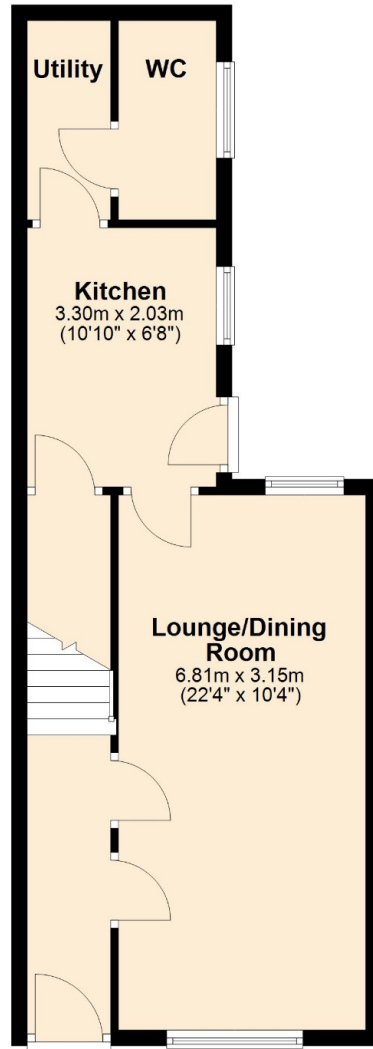
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### **AGENTS NOTES**

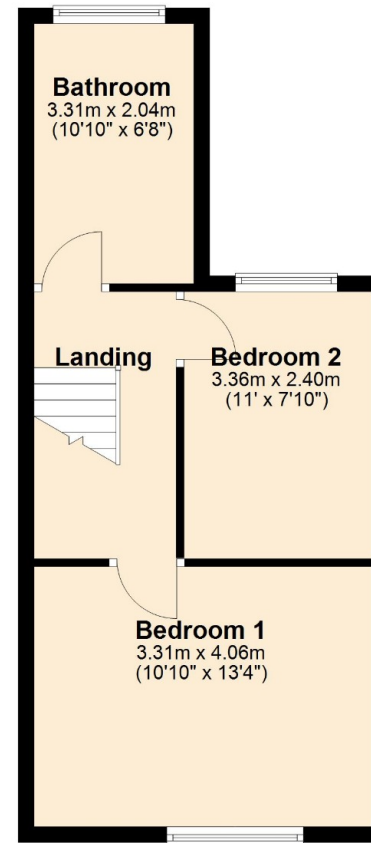
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending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



First Floor





# 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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