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Clarence Avenue, Kingsthorpe, NN2 6NZ

£260,000 End of Terrace

3 1 2



Department: Sales

Tenure: Freehold



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Property Summary

A unique, well presented three bedroom end of terrace property boasting a wealth of character and individual features, such as double storey stainless glass windows and fantastic corner bay windows welcoming an abundance of daylight throughout the property.

Features & Utilities

- ✓ Beautiful Character Property
- ✓ Three Bedrooms
- ✓ End Terrace
- ✓ Individual
- ✓ Downstairs Cloakroom
- ✓ Single Garage
- ✓ Cellar
- ✓ Modern Kitchen
- ✓ Well Presented Throughout
- ✓ Sought After Location

Property Overview

A unique, well presented three bedroom end of terrace property boasting a wealth of character and individual features, such as double storey stainless glass windows and fantastic corner bay windows welcoming an abundance of daylight throughout the property. The ground floor accommodation comprises entrance hall, cloakroom, modern kitchen, lounge, light and airy dining room and access to the cellar. To the first floor there are three bedrooms, four piece bathroom suite and spacious landing area. To the rear of the property is a walled garden with gated pedestrian access and access to the single garage. There is also a pleasant front garden wrapping around to the side of the property giving the property a good degree of privacy. Call 01604 722197 to arrange an appointment to view. EPC Rating: TBC. Council Tax Band: C

PORCH

Timber entrance door with stained glass insert and leaded glass above. Tiled floor. Fitted mat. Tiling to half height. Glazed timber door to:

HALLWAY

Stained glass double storey window to front elevation. Wood flooring. Radiator. Staircase rising to first floor landing. Door to cellar and doors to:

LOUNGE 4.24m x 3.46m (13'11 x 11'4)

uPVC double glazed bay window to side elevation. Three radiators. Gas fire with decorative surround. Wood effect flooring.

DINING ROOM 3.80m x 3.69m (12'6 x 11'10)

uPVC double glazed windows to front and side elevations. Single glazed lead stained glass triple window to corner of room. Inset log burner.

KITCHEN 2.82m x 2.52m (9'3 x 8'5)

uPVC double glazed window to rear elevation and semi glazed uPVC door. Fitted with a range of wall and base units with square edge work surfaces. Tiling to splash back areas. Stainless steel sink and drainer with mixer tap. Double oven, four ring gas hob and extractor. Space for fridge/freezer and washing machine.

WC

Obscure uPVC double glazed window to rear elevation. Wall mounted wash hand basin and low level WC. Wall mounted Ideal boiler. Tiled floor.

CELLAR

Light and power connected. Radiator. Gas and electric meters.

FIRST FLOOR LANDING

Access to loft space. Two stained glass windows to front elevation. Doors to:

BEDROOM ONE 4.29m x 3.48m (14'1 x 11'5)

uPVC double glazed bay window to side elevation. Three radiators. Picture rail.

BEDROOM TWO 3.78m x 3.85m (12'5 x 12'8)

uPVC double glazed windows to front and side elevations. Stained glass window to corner elevation. Radiator.

BEDROOM THREE 1.83m x 2.41m (6'0 x 7'11)

uPVC double glazed window to rear elevation. Stained glass window to front elevation. Radiator.

BATHROOM 2.90m x 3.00m (9'6 x 9'10)

Obscure uPVC double glazed window to rear elevation. Heated towel rail. Suite comprising low level WC, pedestal wash hand basin, shower cupboard with shower and bath with mixer tap and shower attachment over. Tiled walls.

OUTSIDE

FRONT GARDEN

Iron gate and path to front door. Pathway leading to the other side of the property with established shrubs, gravel area and enclosed by fencing.

REAR GARDEN

Concrete path leading to rear pedestrian access and single garage. Lawn area and established border. Fully enclosed by brick wall.

GARAGE

Brick built garage. Up and over door. Irregular shape.

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

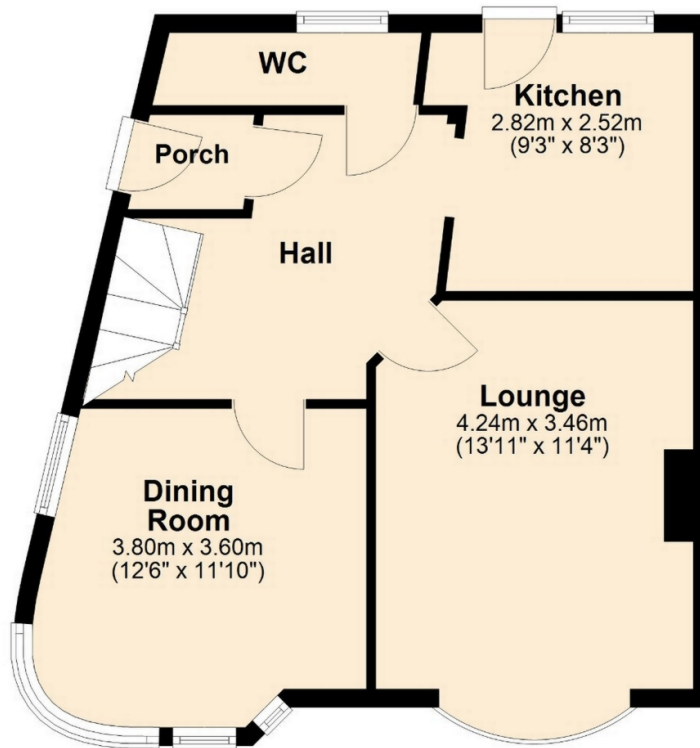
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending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

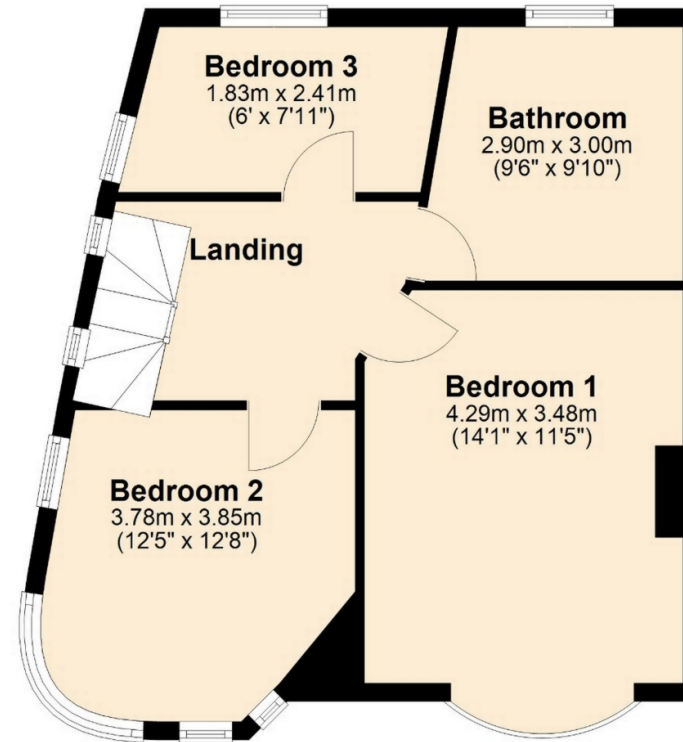
Ground Floor

Approx. 48.5 sq. metres (521.9 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.8 sq. feet)



Total area: approx. 96.4 sq. metres (1037.7 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.

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