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Colwyn Road, The Mounts, NN1 3PU

£315,000 Town House

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Service Award**

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feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122

Email Us northampton@jacksongrundy.co.uk





Property Summary

ACKS ONTO RACECOURSE. A fine example of a late Victorian town house situated in the central NN1 district of the town. The property backs on to the town's historic Racecourse and has accommodation arranged over four floors.

Features & Utilities

- ✓ Superb Town House
- ✓ Stylish Interior
- ✓ Three Bedrooms
- ✓ Sitting Room With Feature Cutaway Floor
- ✓ Basement Kitchen/Dining Room
- ✓ Backs onto Racecourse
- ✓ Highly Recommended
- ✓ On Street Parking
- ✓ 90ft Garden

Property Overview

BACKS ONTO RACECOURSE. A fine example of a late Victorian town house situated in the central NN1 district of the town. The property backs on to the town's historic Racecourse and has accommodation arranged over four floors. A recessed porch leads to the main accommodation featuring an entrance hall opening to a sitting room with cutaway floor and feature spiral staircase down to the basement boasting a large kitchen and dining space great for entertaining and with access to the garden and separate WC. The first floor landing gives access to the main bedroom and bathroom with stairs rising to a large attic floor offering two further bedrooms. The garden extends to over 90' in length with a rear gate accessing the racecourse. EPC Rating: D. Council Tax Band: D.

ENTRANCE

Wooden entrance door. Radiator. Tiled floor. Stairs to first floor.

LOUNGE 7.52m x 4.24m (24'8" x 13'11")

Obscure double glazed window to front elevation. Double glazed bay window to rear elevation. Spiral staircase to kitchen in cutaway floor.

KITCHEN AREA 8.84m x 4.22m (29' x 13'10") Maximum

A great entertaining space. Low level window to front elevation. Bay window to rear garden with door to garden. Radiator. Gloss fronted wall mounted and base units. Worktops include stainless steel one and a half bowl sink unit. Built in dishwasher. Built in microwave Freestanding DeLonghi range cooker. Tiled floor extending to dining room. Double pantry cupboard.

WC

Low level WC. Wash hand basin. Extractor fan. Radiator.

FIRST FLOOR LANDING

Double glazed window to rear elevation. Radiator. Stairs to second floor. Doors to:

BEDROOM ONE 3.48m x 4.32m (11'5" x 14'2")

Double glazed window to front elevation. Radiator. Chimney breast and alcoves. Deep built in wardrobe.

BATHROOM 5.16m x 2.49m (16'11" x 8'2")

Double glazed bay window to rear elevation. Chrome ladder style radiator. Roll top bath. Tiled shower cubicle. Wash stand with countertop and basin. Low level WC.

SECOND FLOOR

Double glazed window to rear elevation. Doors to:

BEDROOM TWO 3.48m x 4.32m (11'5" x 14'2")

Double glazed window to front elevation. Radiator. Chimney breast and alcoves.

BEDROOM THREE 3.94m x 2.74m (12'11" x 9')

Double glazed window to rear elevation. Radiator. Chimney breast and alcoves.

OUTSIDE

REAR GARDEN

The garden extends to over 90 foot in length with a rear gate accessing the Racecourse.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

Type – Town House

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band D

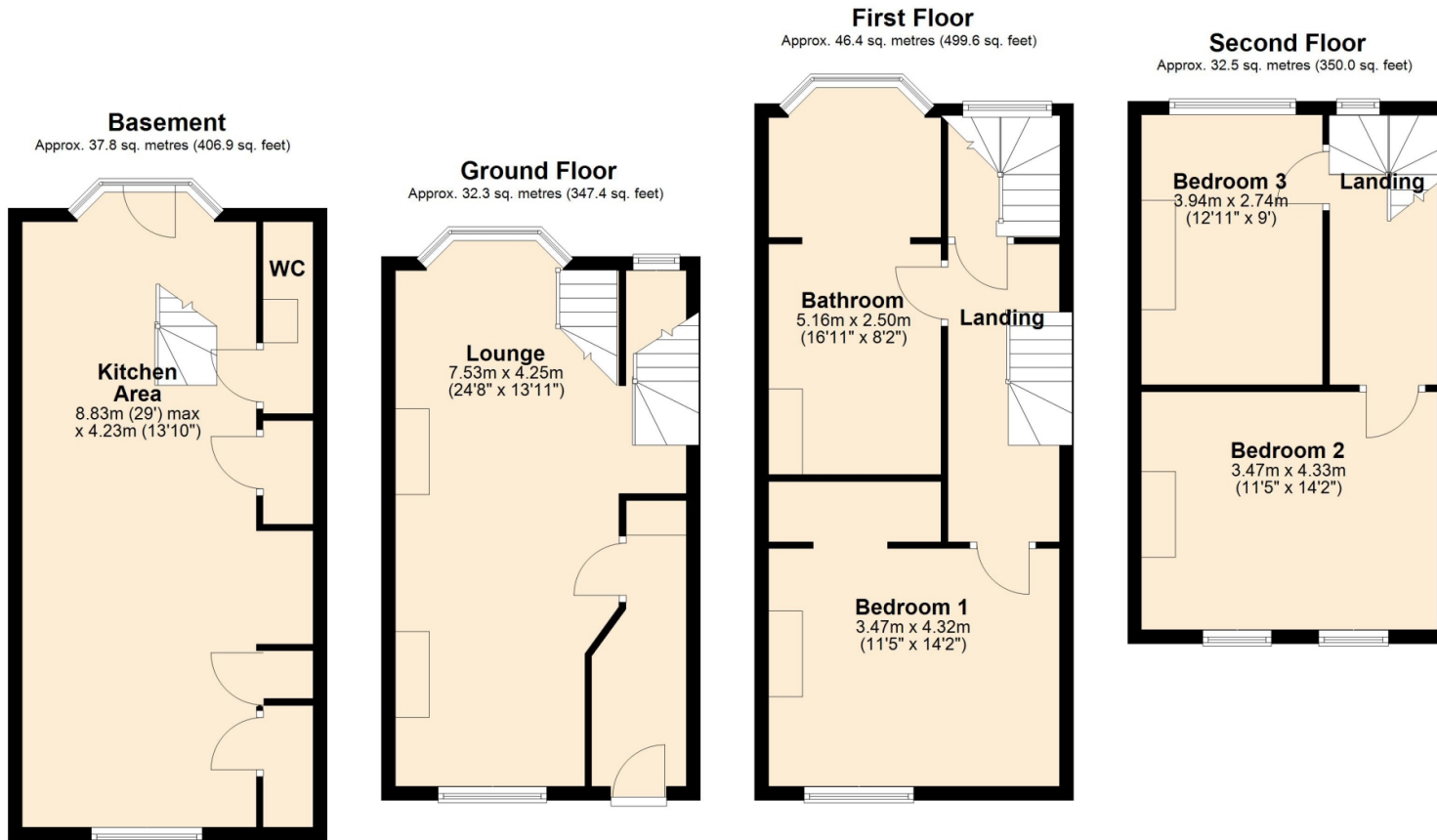
EPC Rating – D

Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Central Heating, Gas Central Heating, Electric Heating, Gas 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



Total area: approx. 149.0 sq. metres (1603.9 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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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

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