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Cranstoun Street, The Mounts, NN1 3BH

£195,000 Terraced

2 1 2



Platinum Trusted Service Award

Based on service ratings over the past year

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Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

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

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Property Summary

Ideal as an investment or first-time purchase. The property is located within the central NN1 district with local amenities close by.

Features & Utilities

- ✓ Ideal Investment or First Purchase
- ✓ Central NN1 District
- ✓ Double Glazing
- ✓ Gas Radiator Heating
- ✓ Two Bedrooms
- ✓ Kitchen & Utility
- ✓ Courtyard Style Garden
- ✓ Easy Access to A45 & M1

Property Overview

Ideal as an investment or first-time purchase. The property is located within the central NN1 district with local amenities close by. Accommodation offers a hallway, feature split level lounge open plan dining area, kitchen, utility lobby, washroom, first floor landing with over-stairs cupboard, two bedrooms and a bathroom. Outside is a courtyard style garden accessed through a covered lean-to. EPC Rating: D. Council Tax Band: A

HALL

Double glazed entrance door. Door to:

LOUNGE/DINING ROOM 6.80m x 4.21m (22'4" x 13'10")

Lounge Area: Double glazed window to front elevation. Radiator. Feature fireplace. Wood laminate flooring. Split level to: Dining Area: Open tread staircase rising to first floor landing. Double glazed window to rear elevation. Radiator.

KITCHEN 3.24m x 2.13m (10'8" x 6'12")

Window and door to side elevation. Base and wall units. Work surfaces. Single drainer stainless steel sink with mixer tap and tiled splash backs. Gas hob, electric oven and filter hood. Under-stairs cupboard.

UTILITY/LOBBY

Window to side elevation. Wall mounted gas combination boiler. Work surfaces. Space for under-counter appliances. Door to:

WC

Obscure window to side elevation. Low level WC and wash hand basin.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 3.15m x 4.11m (10'4" x 13'6")

Double glazed window to front elevation. Radiator.

BEDROOM TWO 3.49m x 2.63m (11'5" x 8'8")

Double glazed window to rear elevation. Radiator.

BATHROOM

Obscure double glazed window to rear elevation. Radiator. Panelled bath, low level WC and pedestal wash hand basin.

OUTSIDE

REAR GARDEN

Covered lean to gives access to a courtyard style garden.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Terraced

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band A

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 – Gas Heating

Parking – No Parking Available, On Street

EV Charging – Ask Agent

Accessibility – Lateral Living

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

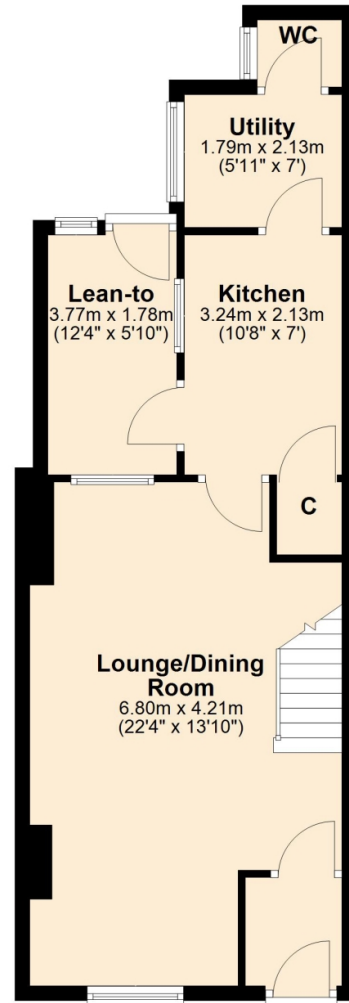
AGENTS NOTES

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

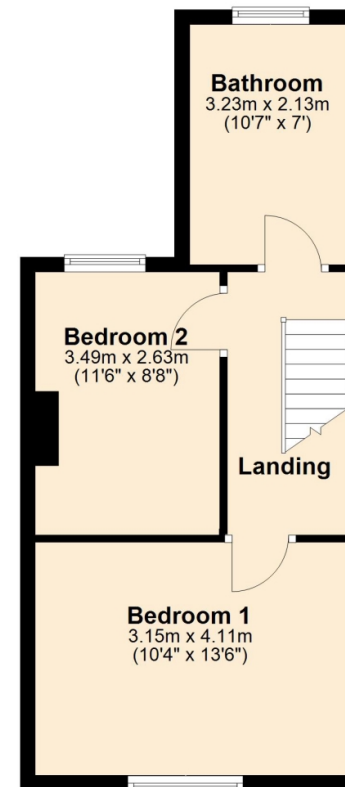
Ground Floor

Approx. 47.1 sq. metres (506.6 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.0 sq. feet)



Total area: approx. 82.5 sq. metres (887.6 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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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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