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# Crowthorp Road, Rectory Farm, Northampton, NN3 5DU

£190,000 Terraced

3 1 1



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Department: Sales

Tenure: Freehold



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## Property Summary

A well presented three bedroom mid terrace situated in the ever popular area of Rectory Farm.

## Features & Utilities

- ✓ Three Bedrooms
- ✓ Mid Terrace
- ✓ Gas Central Heating
- ✓ Kitchen/Dining Room
- ✓ Communal Parking
- ✓ Enclosed Rear Garden

# Property Overview

A well presented three bedroom mid terrace situated in the ever popular area of Rectory Farm. In brief the accommodation comprises entrance hall, lounge and kitchen/breakfast room. To the first floor are two double bedrooms, a single bedroom and family bathroom. The rear has an enclosed garden. The property further benefits from uPVC windows and doors and gas radiator heating. Early viewings highly recommended call to arrange an internal inspection. EPC Rating: C. Council Tax Band: A.

## ENTRANCE HALL

Double glazed part obscure door to front elevation. Radiator. Understairs storage and storage cupboard. Doors to adjoining rooms.

## KITCHEN/DINING ROOM 3.76m x 3.40 max (12'4 x 11'2)

Double glazed window to front elevation. Radiator. Fitted wall mounted and base units. Stainless steel sink with mixer tap over and draws. Electric cooker point. Plumbing for washing machine. Space for fridge freezer. Wall mounted hot water cylinder housing boiler.

## LOUNGE 3.14m x 5.34m (10'4 x 17'6)

Double glazed window to rear elevation. Double glazed part obscure door to garden. Radiator.

## LANDING

Six foot access. Storage cupboard. Doors to adjoining rooms

## BEDROOM ONE 3.86m x 2.55m (12'8 x 8'4)

Double glazed window to rear elevation. Radiator.

## BEDROOM TWO 3.06m x 2.56m (10' x 8'5)

Double glazed window to front elevation. Radiator.

## BEDROOM THREE 1.83m x 2.61m (6' x 8'7)

Double glazed window to rear elevation. Radiator.

### **BATHROOM 1.64m x 2.64m (5'5 x 8'8)**

Two double glazed windows to front elevation. Radiator. Bath with electric shower over. Wash hand basin in vanity unit. WC.

### **OUTSIDE**

#### **FRONT GARDEN**

Lawned frontage.

#### **REAR GARDEN**

Enclosed with fencing. Paved patio area. Lawned garden. Brick built shed.

### **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 – No

EV Car Charge Point – No

Primary Heating Type – Gas

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – No

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

Property Construction – Brick

Outstanding Building Work/Approvals – No

### DRAFT DETAILS

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

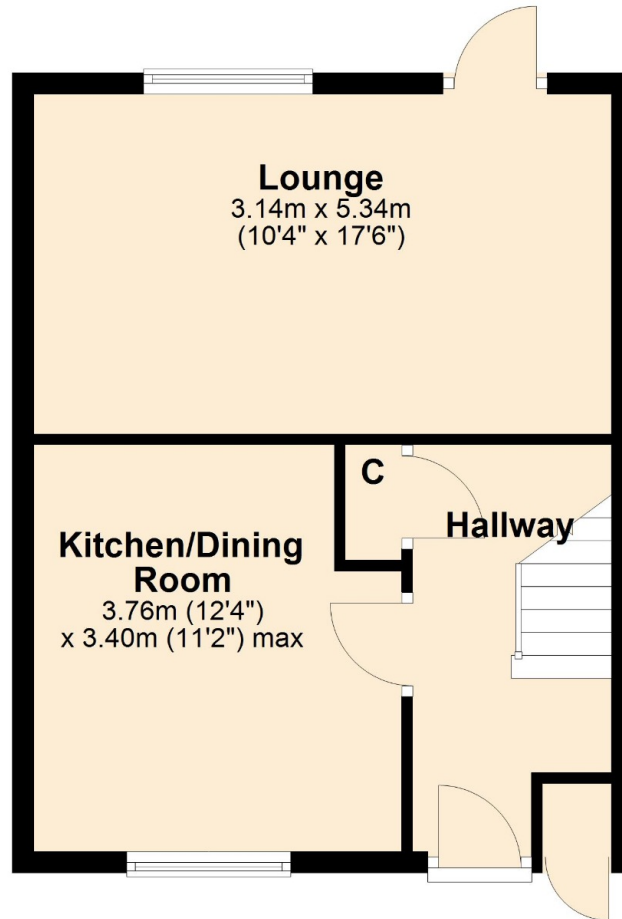
### AGENTS NOTES

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

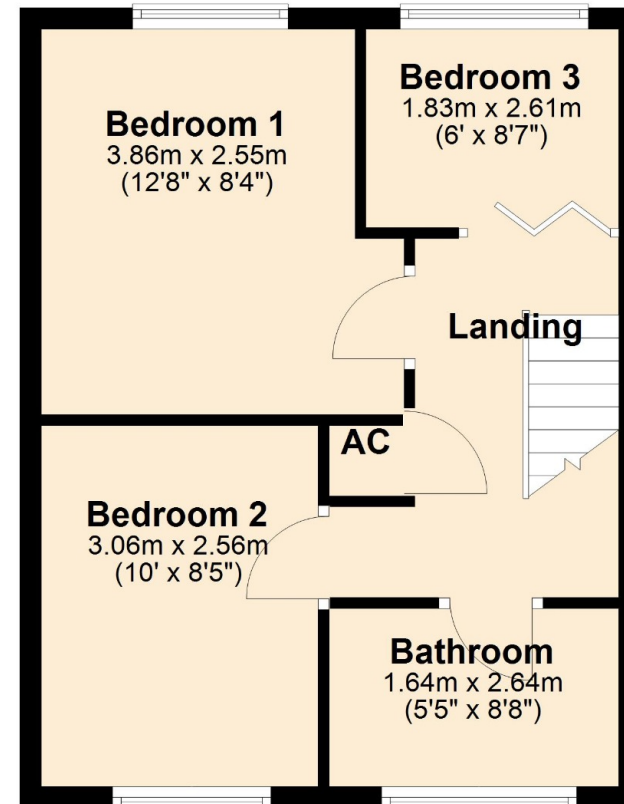
## Ground Floor

Approx. 37.4 sq. metres (402.1 sq. feet)



## First Floor

Approx. 38.3 sq. metres (412.3 sq. feet)



Total area: approx. 75.7 sq. metres (814.4 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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