



www.jacksongrundy.com

Eastern Avenue North, Kingsthorpe, Northampton, NN2 7AS

£270,000 Semi-Detached

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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Kingsthorpe
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Property Summary

Jackson Grundy is pleased to bring to the market this three-bedroom semi-detached home situated in the sought after location of Kingsthorpe, close to local amenities.

Features & Utilities

- ✓ No Onward Chain
- ✓ Sought After Location
- ✓ Potential
- ✓ Private Rear Garden
- ✓ Driveway
- ✓ Extended
- ✓ Garage
- ✓ Three Bedrooms
- ✓ Double Glazed
- ✓ Gas Radiator Heating

Property Overview

Jackson Grundy is pleased to bring to the market this three-bedroom semi-detached home situated in the sought after location of Kingsthorpe, close to local amenities. The accommodation briefly comprises welcoming entrance hall, lounge and extended kitchen/dining room. To the first floor you will find three well-proportioned bedrooms and the family bathroom. Externally to the front, you will find off road parking leading to the single garage, and to the rear, a private rear garden. Further benefits include double glazing throughout, gas central heating and no onward chain. For more information and to book your viewing, please call Jackson Grundy Kingsthorpe on (01604) 722197. EPC Rating: C. Council Tax Band: C

PORCH

Entrance door. Door to:

HALL

Staircase rising to the first floor. Radiator. Access into lounge and kitchen.

LOUNGE 6.09m x 3.77m (20'0 x 12'5)

Double glazed window to the front elevation. Radiator. Feature fireplace. Patio door opening on to the rear garden.

KITCHEN/DINING ROOM

Kitchen Area 2.94m x 2.41m (9'8 x 7'1):

Double glazed windows to the rear and side elevations. Double glazed door to side elevation. Integrated cooking appliances. A range of wall and base units. Stainless steel sink with drainer and mixer tap. Opening into:

Dining Area 2.81m x 2.60m (9'2 x 8'6):

Laminate flooring. Radiator. Combination boiler.

FIRST FLOOR LANDING

Doors to:

BATHROOM

Double glazed obscured window to rear elevation. A three-piece suite to include bath, low level WC and wash hand basin.

BEDROOM ONE 3.94m x 3.01m (12'11 x 3'01)

Double glazed window to front elevation. Radiator.

BEDROOM TWO 2.05m x 3.71m (6'9 x 12'2)

Double glazed window to rear elevation. Radiator.

BEDROOM THREE 3.02m x 2.63m (9'1 x 8'8)

Double glazed window to front elevation. Radiator. Storage cupboard integrated.

OUTSIDE

FRONT GARDEN

Off road parking to the side leading to the single garage. Private low maintenance front garden on approach.

REAR GARDEN

Private rear garden mainly laid to lawn.

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 – No
Primary Heating Type – Gas Radiators
Parking – Garage
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).

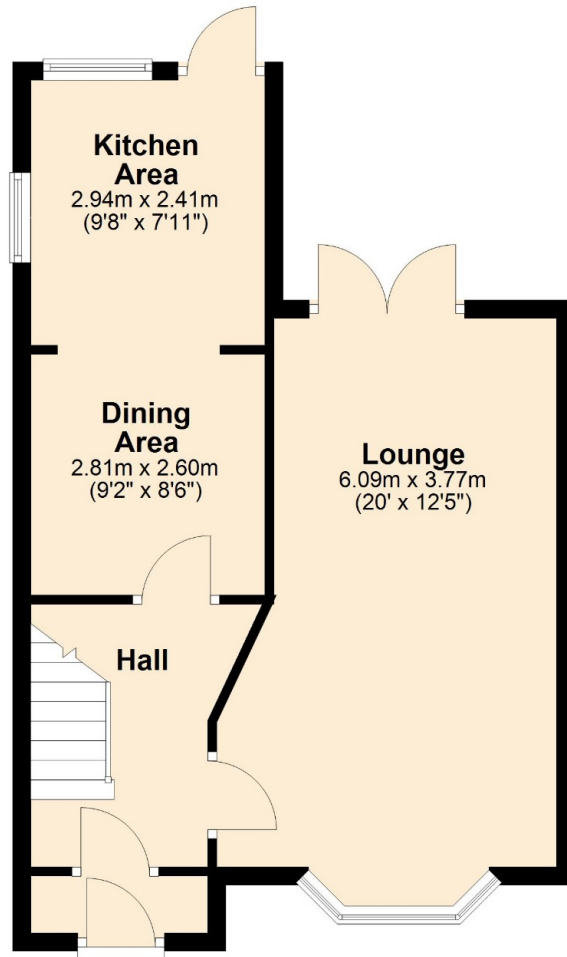
AGENTS NOTES

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

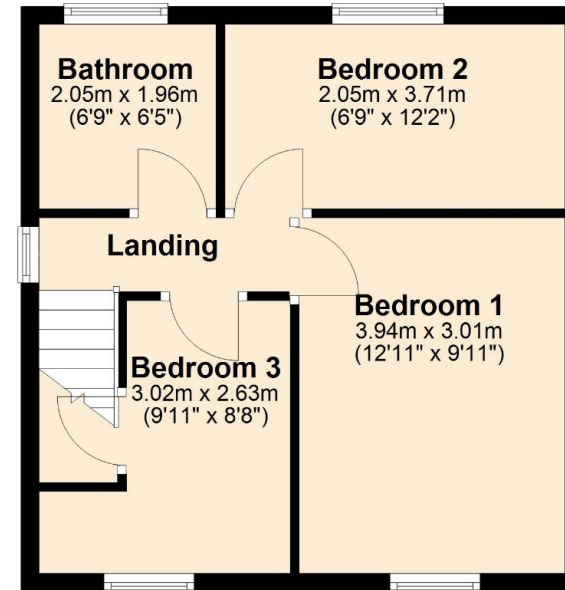
Ground Floor

Approx. 43.5 sq. metres (468.6 sq. feet)



First Floor

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



Total area: approx. 78.9 sq. metres (849.6 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.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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