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## Fairway, Kingsley, NN2 7JX

£240,000 - Offers Over Terraced



Department: Sales

Tenure: Freehold

**Jackson Grundy Estate Agents - Kingsley**  
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## Property Summary

Jackson Grundy are delighted to offer for sale with no upward chain this well presented three bedroom double bay fronted terrace, located in the ever popular area of Kingsley, Northampton.

## Features & Utilities

- ✓ No Upward Chain
- ✓ Double Garage
- ✓ Three Bedrooms
- ✓ EPC Rating: C
- ✓ Large Conservatory
- ✓ Two Reception Rooms

# Property Overview

Jackson Grundy are delighted to offer for sale with no upward chain this well presented three bedroom double bay fronted terrace, located in the ever popular area of Kingsley, Northampton. The ground floor accommodation comprises entrance hall, open plan lounge and dining area, fitted kitchen, and a bright conservatory overlooking the garden. To the first floor are two generous double bedrooms, a single bedroom, and a family shower room. Externally, the property boasts a large, enclosed rear garden and a double garage accessed via a secure gated service road offering excellent storage or off road parking potential. A lovely home in a sought after location, close to local schools, shops, and amenities. Early viewing is highly recommended.  
EPC Rating: C. Council Tax Band: C

## HALL

Entered via timber fire door with frosted glazed panel. Obscure glazed window to front elevation. Radiator. Alarm system. Cupboard housing RCD consumer unit and electricity meter. Understairs storage cupboard. Stairs rising into first floor. Doors leading to:

## LOUNGE/DINING ROOM 7.94m x 3.46m (26' x 11'4")

uPVC double glazed window to front elevation. uPVC double glazed window to rear elevation. Radiator. Television point. Gas fireplace. Door leading to:

## KITCHEN 3.16m x 2.21m (10'4" x 7'3")

Timber door with obscure glazed panel to conservatory. Glazed window to rear elevation. Wall and base units with work surfaces over. Understairs storage cupboard. Stainless steel sink and drainer. Space for gas cooker.

## CONSERVATORY 3.18m x 4.72m (10'5" x 15'5")

uPVC double glazed window to rear elevation. uPVC glazed door to rear garden. Radiator. Connection for washing machine and water tap.

## STORE

Brick built. Window to side elevation.

## FIRST FLOOR LANDING

Access to loft space. Doors to:

### **BEDROOM ONE 4.81m x 3.17m (15'9" x 10'4")**

uPVC double glazed window to front elevation. Radiator. Built in storage cupboard.

### **BEDROOM TWO 3.13m x 3.17m (10'3" x 10'4")**

uPVC double glazed window to rear elevation. Radiator. Built in storage cupboard.

### **BEDROOM THREE 3.25m x 2.04m (10'7" x 6'8")**

uPVC double glazed window to front elevation. Radiator. Built in storage cupboard.

### **BATHROOM**

uPVC double glazed frosted window to rear elevation. Radiator. Spotlights to ceiling. A three piece suite comprising shower cubicle, low level WC and vanity hand wash basin.

### **OUTSIDE**

#### **FRONT GARDEN**

Mainly laid to concrete slabs. Concrete steps down to property.

#### **REAR GARDEN**

Enclosed by timber fencing. Mainly laid to lawn. Access to double garage via concrete pathway.

#### **DOUBLE GARAGE**

Accessed via rear service road. Up and over door.

#### **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 C  
EPC Rating – C  
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  
Parking – Garage  
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  
Rights and Easements – Ask Agent

### AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan

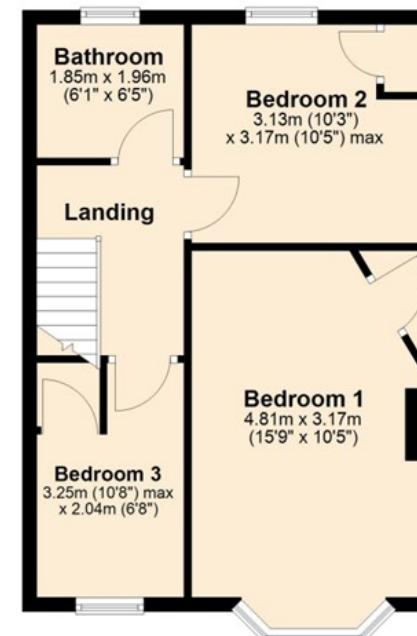
## Ground Floor

Approx. 61.9 sq. metres (666.7 sq. feet)



## First Floor

Approx. 43.4 sq. metres (466.7 sq. feet)



Total area: approx. 105.3 sq. metres (1133.4 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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