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Freehold Street, Queens Park, NN2 6EW

£240,000 Terraced

3 1 1



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Northampton
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Property Summary

A much improved and nicely presented three-bedroom terraced house located within a mile of the town centre and historic racecourse with local amenities nearby.

Features & Utilities

- ✓ Improved Terraced House
- ✓ Three Bedrooms
- ✓ Modern Kitchen & Bathroom
- ✓ Cellar
- ✓ Ideal Investment or First Purchase
- ✓ Close to Town Centre & Racecourse



Property Overview

VIEWING RECOMMENDED. A much improved and nicely presented three-bedroom terraced house located within a mile of the town centre and historic racecourse with local amenities nearby. The property further benefits from uPVC double-glazing, gas central heating via combination boiler and long rear garden. Accommodation offers a hallway, cellar, lounge, separate kitchen/dining, rear lobby and downstairs bathroom, first floor landing, three bedrooms. Outside is a good-sized rear garden enjoying a southerly aspect. EPC Rating: D. Council Tax Band: A.

ENTRANCE HALL

Enter via double glazed door. Wood laminate flooring. Stairs to first floor.

LOUNGE 3.13m x 4.17m (10'3" x 13'8")

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

KITCHEN/DINING ROOM 3.23m x 3.99m (10'7" x 13'1")

Double glazed window to rear elevation. Radiator. Wall mounted and base level units with work surface over. Stainless steel sink unit with mixer tap and tiled splashback. Wall mounted gas fired boiler. Built in oven and hob.

REAR LOBBY

Double glazed door leading to garden. Wood laminate flooring. Door to cellar.

BATHROOM 1.65m x 1.86m (5'5" x 6'1")

Obscure double glazed window to side elevation. Panel bath with electric shower over. Wash hand basin in vanity unit. Low level WC. Tiled walls and floor. Ladder style radiator.

CELLAR

Light connected.

FIRST FLOOR LANDING

Wood laminate flooring.

BEDROOM ONE 3.24m x 3.48m (10'7" x 11'5")

Double glazed window to rear elevation. Radiator. Wood laminate flooring.

BEDROOM TWO 3.12m x 3.51m (10'3" x 11'6")

Double glazed window to front elevation. Radiator. Wood laminate flooring. Chimney breast.

BEDROOM THREE 2.24m x 2.35m (7'4" x 7'8")

Double glazed window to front elevation. Radiator. Wood laminate flooring.

OUTSIDE

REAR GARDEN

Patio area. Retaining wall. Step up to main garden. Wood panel fencing.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Terraced house

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 Central Heating

Parking – No Parking Available

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

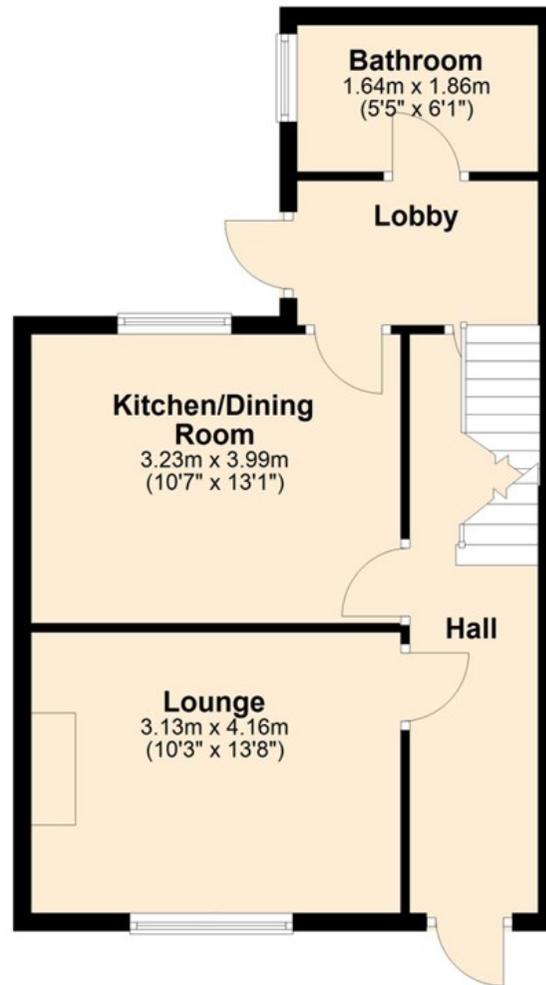
AGENTS NOTES

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

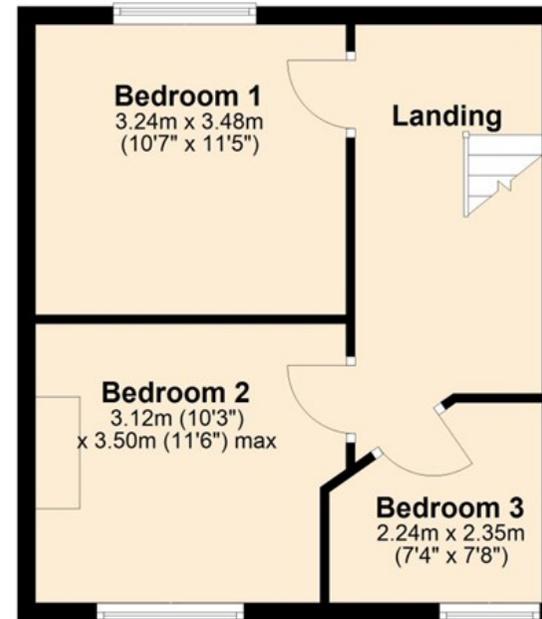
Ground Floor

Approx. 46.3 sq. metres (498.0 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.2 sq. feet)



Total area: approx. 83.2 sq. metres (895.2 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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