



[www.jacksongrundy.com](http://www.jacksongrundy.com)

# Great Holme Court, Thorplands, NN3 8AE

£245,000 Terraced

4 2 2



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Weston Favell  
11 Weston Favell Centre, Northampton, NN3 8JZ

Call Us 01604 784990  
Email Us [westonfavell@jacksongrundy.co.uk](mailto:westonfavell@jacksongrundy.co.uk)





## Property Summary

A fully refurbished four bedroom mid terrace property located in Great Holme Court, Thorplands.

## Features & Utilities

- ✓ Four Bedrooms
- ✓ Recently Refurbished
- ✓ Downstairs Shower Room
- ✓ Separate Lounge, Kitchen & Dining Room
- ✓ No Chain
- ✓ Side Access



# Property Overview

A fully refurbished four bedroom mid terrace property located in Great Holme Court, Thorplands. The home benefits from a refitted kitchen, a modern bathroom and a downstairs shower room.

To the first floor are four bedrooms and a bathroom.

EPC Rating: D. Council Tax Band: B

Offered for sale with no onward chain, making it an ideal purchase for families or investors alike.

## GROUND FLOOR

### HALLWAY

### LOUNGE

### DINING ROOM

### KITCHEN

### SHOWER ROOM

## FIRST FLOOR

### LANDING

### BEDROOM ONE

**BEDROOM TWO**

**BEDROOM THREE**

**BEDROOM FOUR**

**BATHROOM**

**OUTSIDE**

**FRONT GARDEN**

**REAR GARDEN**

**MATERIAL INFORMATION**

Type – Terraced

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

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 – Parking, Communal

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – Ask Agent

Rights and Easements – Ask Agent

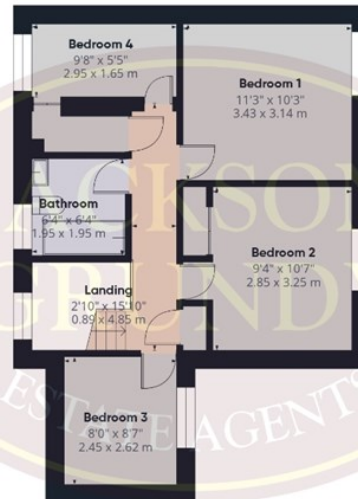
### AGENTS NOTES

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



Floor 0



Floor 1



**Approximate total area<sup>m</sup>**

894 ft<sup>2</sup>  
83.2 m<sup>2</sup>

**Reduced headroom**

19 ft<sup>2</sup>  
1.7 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



# 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](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

**Jackson Grundy Estate Agents - Weston Favell**  
11 Weston Favell Centre, Northampton, NN3 8JZ

**Call Us** 01604 784990  
**Email Us** [westonfavell@jacksongrundy.co.uk](mailto:westonfavell@jacksongrundy.co.uk)

