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# Guilsborough Road, West Haddon, Northampton, Northamptonshire, NN6

£210,000 End of Terrace



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



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## Property Summary

A lovely two bedroom end of terrace house with practical on street parking and a 60ft rear garden. It has a lounge with fireplace, kitchen / dining room, useful utility room, bedroom one with fireplace and built in wardrobe, bedroom two and bathroom. There is uPVC double glazing and radiator heating

## Features & Utilities

- ✓ End Of Terrace House
- ✓ 60ft Rear Garden
- ✓ uPVC Double Glazing
- ✓ Radiator Heating
- ✓ Utility Room
- ✓ No Chain

# Property Overview

A lovely two bedroom end of terrace house with practical on street parking and a 60ft rear garden. It has a lounge with fireplace, kitchen / dining room, useful utility room, bedroom one with fireplace and built in wardrobe, bedroom two and bathroom. There is uPVC double glazing and radiator heating. EPC Rating D. Council Tax Band B.

## ENTRANCE

Front door to:

## LOUNGE 3.78m x 3.15m (12'5 x 10'4)

Window to front elevation. Radiator. Fireplace.

## KITCHEN / DINING ROOM 3.05m x 3.78m (10'0 x 12'5)

Window to rear elevation. Fitted with a range of wall, base and drawer units with work surfaces over. Built in oven, hob and extractor. Single bowl stainless steel sink and drainer unit with mixer tap over. Tiled splash backs. Stairs rising to first floor landing.

## UTILITY ROOM 1.73m x 1.85m (5'8 x 6'1)

Window to rear elevation. Space for large fridge / freezer, washing machine and tumble dryer. Quarry tiled floor. Door to rear garden.

## FIRST FLOOR LANDING

Access to loft space. Airing cupboard.

## BEDROOM ONE 3.15m x 3.78m (10'4 x 12'5)

Window to front elevation. Radiator. Original fireplace. Built in wardrobe.

## BEDROOM TWO 3.05m x 1.96m (10'0 x 6'5)

Window to rear elevation. Radiator.

## BATHROOM 1.70m x 1.83m (5'7 x 6'0)

Window to rear elevation. Radiator. Suite comprising bath with shower and screen over, low level WC and wash hand basin. Tiled walls.

## **OUTSIDE**

### **REAR GARDEN**

Paved and patio area with lawn beyond. Approximately 60ft in length. Gated side access. Bin store.

### **DRAFT DETAILS**

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

### **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 – None

EV Car Charge Point – None

Primary Heating Type – Gas

Parking – None

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

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

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

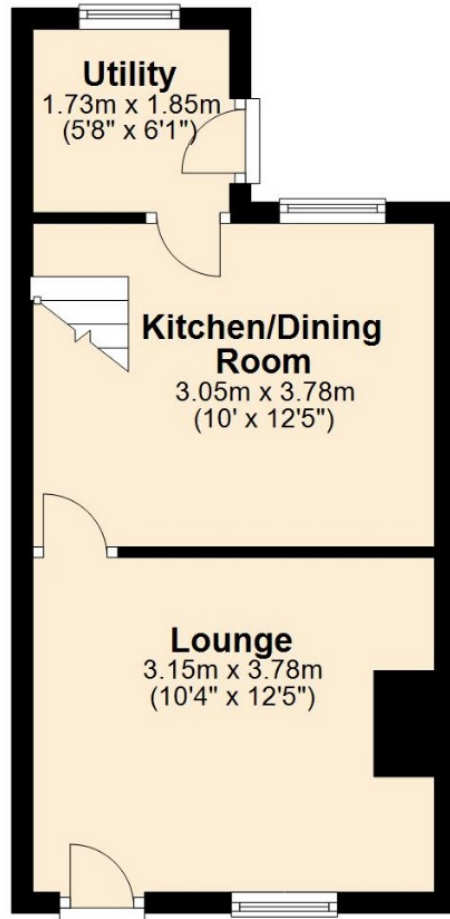
## AGENTS NOTES

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

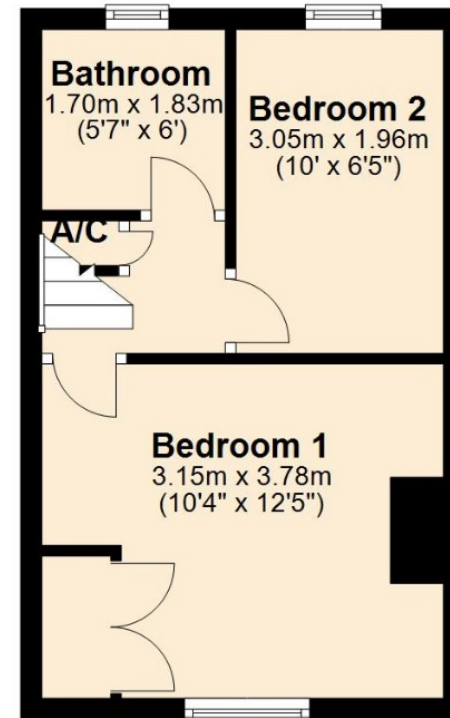
## Ground Floor

Approx. 27.2 sq. metres (292.9 sq. feet)



## First Floor

Approx. 23.9 sq. metres (257.1 sq. feet)



Total area: approx. 51.1 sq. metres (550.0 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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