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Harborough Road, Kingsthorpe, NN2 8DL

£210,000 - Guide Price Terraced



**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 delighted to present this beautifully presented and charming cottage situated in the sought after Kingsthorpe location close to local amenities and shops.

Features & Utilities

- ✓ Cottage
- ✓ Two Bedrooms
- ✓ Sought After Location
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Pedestrian Rear Access
- ✓ Cellar
- ✓ Lounge/Dining Room
- ✓ Refitted Kitchen
- ✓ Private Rear Garden

Property Overview

Jackson Grundy is delighted to present this beautifully presented and charming cottage situated in the sought after Kingsthorpe location close to local amenities and shops. Affectionately named "Rowans Cottage" the accommodation briefly comprises welcoming lounge / dining room on entry, refitted kitchen and access to the cellar on the ground floor. To the first floor you will find two well-proportioned double bedrooms and family bathroom. Externally you will find a private, low maintenance rear garden with the benefits of rear pedestrian access. Further benefits include double glazing throughout, gas central heating and original features. For more information, and to book your viewing please call Jackson Grundy Kingsthorpe on (01604) 722197. EPC Rating: TBC. Council Tax Band: B.

ENTRANCE

Entry via front door into inner hallway. Stairs rising to first floor landing. Door into:

LOUNGE/DINING ROOM 7.06m x 4.01m (23'2" x 13'2")

Double glazed window to front elevation. Double glazed door opening onto rear garden. Log burning stove. Access to cellar and kitchen.

KITCHEN 2.80m x 1.85m (9'2" x 6'1")

Double glazed door to side elevation. Double glazed window to rear elevation. Radiator. Laminate flooring. Integrated white goods. Stainless steel sink with mixer taps and drainer. Range of wall and base units with work surface over.

FIRST FLOOR LANDING

Stairs rising to landing. Loft access. Doors to all rooms.

BEDROOM ONE 3.30m x 3.16m (10'9" x 10'4")

Double glazed window to rear elevation. Radiator.

BEDROOM TWO 3.17m x 3.19m (10'4" x 10'5")

Double glazed window to front elevation. Radiator.

BATHROOM 2.57m x 1.85m (8'5" x 6')

Obscured double glazed window to rear elevation. Tiled flooring. Three piece bathroom suite including bath with electric overhead shower, low level WC and wash hand basin. Towel rail.

OUTSIDE

REAR GARDEN

Low maintenance private rear garden. Enclosed by brick built retaining walls.

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 B

EPC Rating – Ask Agent

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

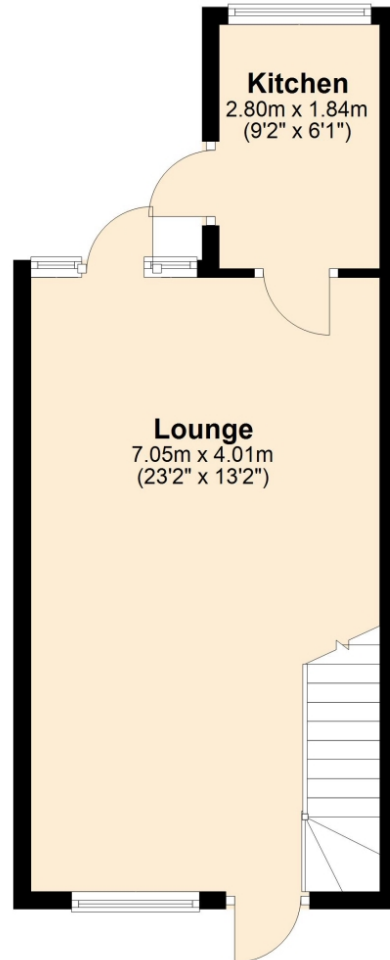
AGENTS NOTES

i Viewings by appointment only through us 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

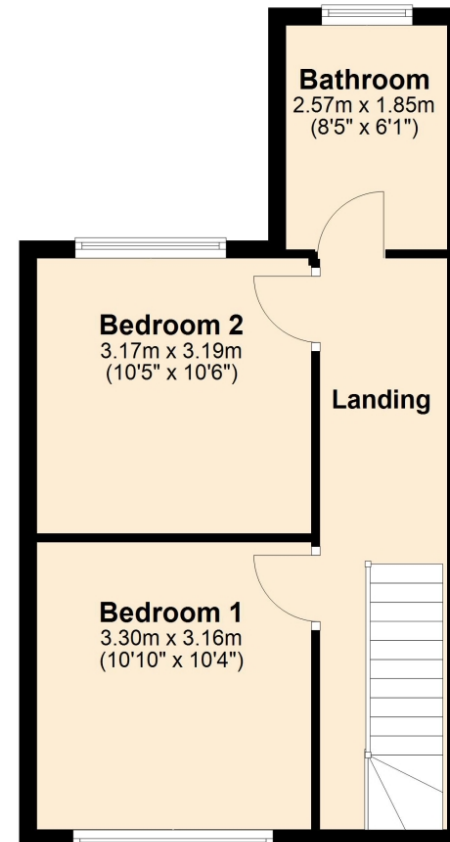
Ground Floor

Approx. 33.6 sq. metres (362.2 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.8 sq. feet)



Total area: approx. 69.6 sq. metres (749.0 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.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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