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Harlestone Road, St James, NN5 7AB

£290,000 Terraced



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122

Email Us northampton@jacksongrundy.co.uk





Property Summary

Jackson Grundy are delighted to be the chosen agent to market this extended terraced property, benefitting from ample off road parking on a gated rear driveway.

Features & Utilities

- ✓ Three Double Bedrooms
- ✓ Off Road Parking Four Vehicles
- ✓ Extended
- ✓ Local School Catchment Area
- ✓ Versatile Accommodation
- ✓ Generous Size Rear Garden

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Property Overview

Jackson Grundy are delighted to be the chosen agent to market this extended terraced property, benefitting from ample off road parking on a gated rear driveway. The property has been adapted by the current owner to create a versatile living space and further benefits from gas central heating and double glazing. In brief, the accommodation comprises storm porch, leading into the lounge, an open plan kitchen/diner/family room with French doors to the rear garden and a utility cupboard. To the first floor, the extensive master bedroom benefits from a Juliet balcony, a further two double bedrooms and an extended family bathroom. Internal inspection is highly advised to appreciate the uniqueness and charm this home has to offer. EPC Rating: TBC. Council Tax Band: C

PORCH

Storm porch via double doors. Door to:

LOUNGE 4.56m x 5.32m (14'11" x 17'5")

Double glazed bay window to front elevation. Radiator. Chimney breast, fireplace and low level cupboard and storage to alcoves. Understairs living area. Exposed floorboards. Staircase rising to first floor landing.

KITCHEN/DINING ROOM 3.00m x 5.32m (9'10" x 17'5")

A range of wall and base units with solid wood work surfaces. Single drainer stainless steel sink unit with mixer tap. Extractor hood over Range space. Tiled floor. Space for table and chairs. Open plan to:

FAMILY AREA 3.72m x 2.99m (12'2" x 9'9")

Picture windows incorporating double glazed French doors to garden. Wood laminate flooring. Ideal family/snug area or alternative dining space for a larger table for those that like to entertain.

UTILITY

Double glazed window to rear elevation. Wall mounted gas fired combination boiler. Tiled floor. Wall unit and work surfaces, Space for two under counter appliances.

FIRST FLOOR LANDING

Access to loft space via drop down ladder. Radiator. Doors to:

BEDROOM ONE 7.02m x 3.48m (23' x 11'5")

Double glazed double doors to rear elevation leading to Juliet balcony. Radiator. Built in wardrobe.

BEDROOM TWO

Double glazed bay window to front elevation.

BEDROOM THREE 3.68m x 2.16m (12' x 7'1")

Double glazed window to front elevation.

BATHROOM

Obscure double glazed window to rear elevation. Wall mounted heated towel rail. Four piece suite comprising low level WC, wash hand basin, shower cubicle with rainfall shower head and bidet. Half tiled walls. Spotlights.

OUTSIDE

FRONT GARDEN

Access via gate. Path to front door.

REAR GARDEN

This larger than average attractive rear garden is bursting with character and is home to various trees, plants and shrubbery. The current owner has created little pockets to enjoy including various archways, a small fish pond, undercover decked area and a path travelling the length of the garden. Towards the end of the garden is a gated section providing ample off road parking for several vehicles. Enclosed by timber fencing with gated rear access. Timber shed.

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 – Ask Agent

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 – Off-street

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

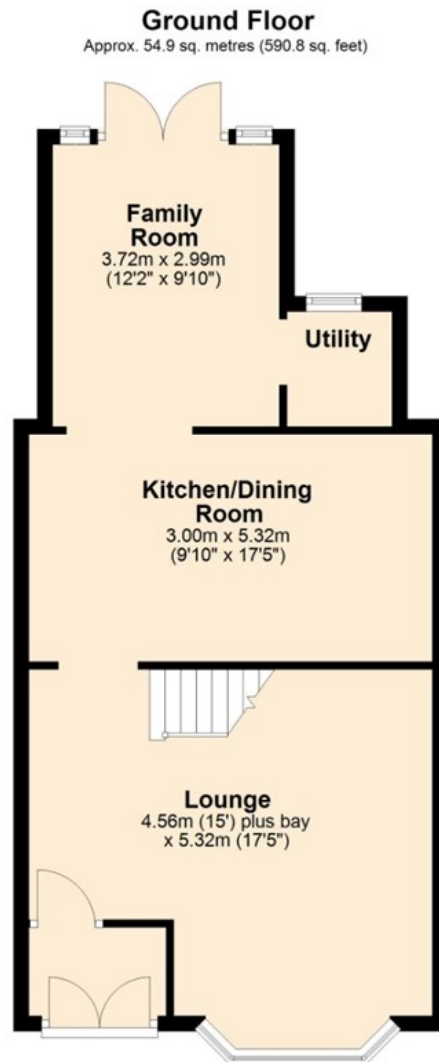
Rights and Easements – Ask Agent

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



Total area: approx. 110.5 sq. metres (1189.7 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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