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# Hervey Street, The Mounts, NN1 3QL

£155,000 Terraced

2 1 2



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

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## Property Summary

NO ONWARD CHAIN. Ideal as an investment or first-time purchase. The property is located within the central NN1 district with local amenities close by.

## Features & Utilities

- ✓ Ideal Investment or First Purchase
- ✓ Close to Town Centre & Old Racecourse
- ✓ Double Glazing
- ✓ Two Bedrooms
- ✓ Upstairs Bathroom
- ✓ Courtyard Style Garden
- ✓ No Chain



# Property Overview

NO ONWARD CHAIN. Ideal as an investment or first-time purchase. The property is located within the central NN1 district with local amenities close by. The property will require cosmetic improvement and general updating and comprises hallway, lounge open plan dining area, kitchen, first floor landing, two bedrooms and a bathroom. Outside is a courtyard style, rear garden. Call now for further details and viewing times. EPC Rating: D. Council Tax Band: A

## HALL

Entrance door. Staircase rising to first floor landing. Radiator. Door to:

## LOUNGE/DINING ROOM 7.01m x 3.39m (22'12" x 11'1")

Double glazed window to front elevation. Double glazed door and window to rear elevation. Two radiators. Door to:

## KITCHEN 4.12m x 2.26m (13'6" x 7'5")

Double glazed windows to side and rear elevations. Radiator. Sink unit and cupboards. Wall mounted gas fired boiler (not working).

## FIRST FLOOR LANDING

Over-stairs cupboard. Access to loft space. Doors to:

## BEDROOM ONE 3.31m x 4.27m (10'10" x 14'0")

Double glazed window to front elevation. Radiator.

## BEDROOM TWO 3.60m x 2.51m (11'10" x 8'3")

Double glazed window to rear elevation. Radiator.

## BATHROOM 2.99m x 2.26m (9'10" x 7'5")

Obscure double glazed window to rear elevation. Radiator. Suite comprising panelled bath with shower over, wash hand basin in vanity unit and low level WC.

## OUTSIDE

### REAR GARDEN

Courtyard style garden. Wooden panelled fencing. 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 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 – On 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, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

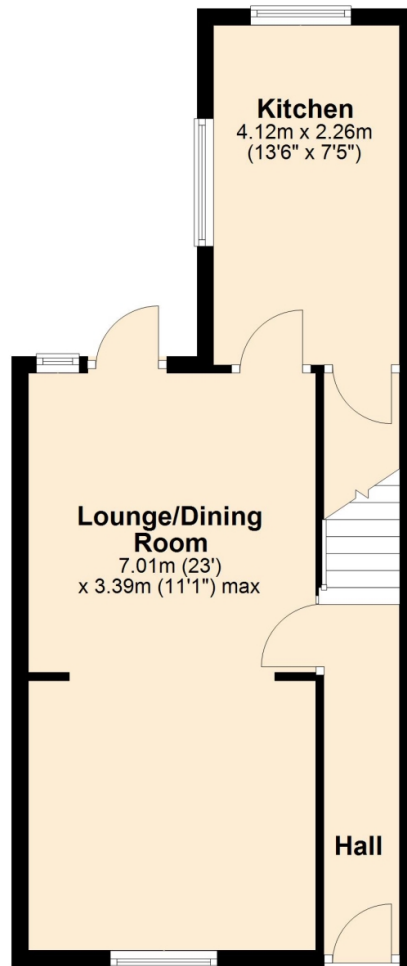
### AGENTS NOTES

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

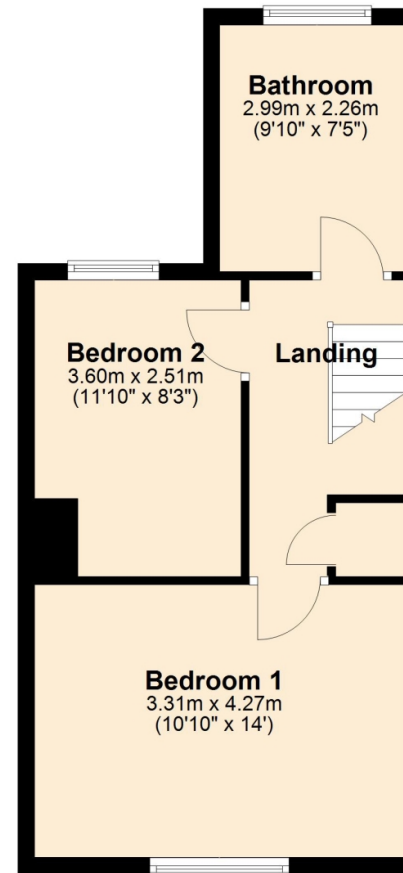
## Ground Floor

Approx. 41.1 sq. metres (442.7 sq. feet)



## First Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



Total area: approx. 78.9 sq. metres (849.5 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](http://www.jacksongrundy.com)

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