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# Highlands Avenue, Spinney Hill, NN3 6BG

£260,000 Terraced

3 2 1



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Department: Sales

Tenure: Freehold



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## Property Summary

Offered to the market with no onward chain, this beautifully renovated three bedroom, two bathroom mid terraced home.

## Features & Utilities

- ✓ Newly Renovated
- ✓ Three Double Bedrooms
- ✓ No Chain
- ✓ Popular Location
- ✓ Kitchen/Dining Room
- ✓ Scope For Driveway

# Property Overview

Offered to the market with no onward chain, this beautifully renovated three bedroom, two bathroom mid terraced home. The ground floor features a welcoming entrance hall, a lounge with bay window, and an open plan kitchen/dining room to the rear – perfect for modern family living and entertaining. On the first floor, you'll find two double bedrooms and a three piece family bathroom, while the top floor hosts the master bedroom complete with an en-suite shower room. Outside, the property boasts a large rear garden and a garage, with potential to create off road parking to the front (subject to dropped kerb approval). Viewing is highly recommended to fully appreciate the quality and space this home offers. EPC Rating: E. Council Tax Band: B

## HALL

uPVC entrance door. Radiator. Doors to:

## LOUNGE 3.10m x 3.43m (10'2" x 11'3")

Double glazed bay window to front elevation. Radiator.

## KITCHEN/DINING ROOM 4.13m x 4.61m (13'6" x 15'1")

Double glazed window to rear elevation. Double glazed French doors to rear elevation. A range of wall and base units. Gas hob, oven and extractor over. Stainless steel sink with drainer. Space for white goods. Boiler.

## FIRST FOOR LANDING

Staircase to second floor. Doors to:

## BEDROOM TWO 2.06m x 4.26m (6'9" x 13'11")

Double glazed window to front elevation. Radiator.

## BEDROOM THREE 3.24m x 3.10m (10'7" x 10'2")

Double glazed window to rear elevation. Radiator.

## BATHROOM

Obscure double glazed window to rear elevation. Towel rail. Three piece suite comprising bath with shower over, freestanding basin and low level WC.

## SECOND FLOOR

### BEDROOM ONE 4.68m x 4.22m (15'4" x 13'10")

Four double glazed Velux windows. Two radiators. Spotlights.

### EN-SUITE

Double glazed Velux window. Towel radiator. Fully tiled. Suite comprising low level WC, shower and freestanding sink.

## OUTSIDE

### FRONT GARDEN

Scope for driveway. Pathway to door.

### REAR GARDEN

Patio. Lawned area with access to garage. Accessed via service road.

## 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 – E

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 – 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  
Rights and Easements – Ask Agent

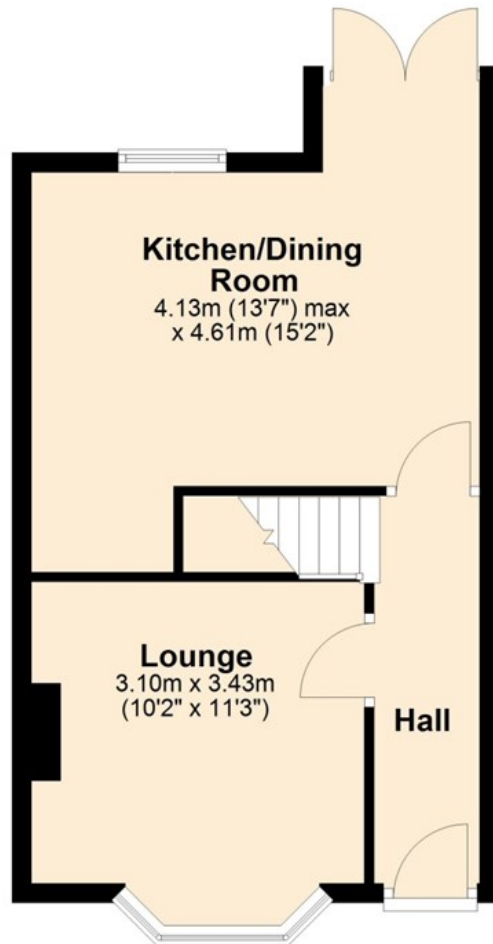
### AGENTS NOTES

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

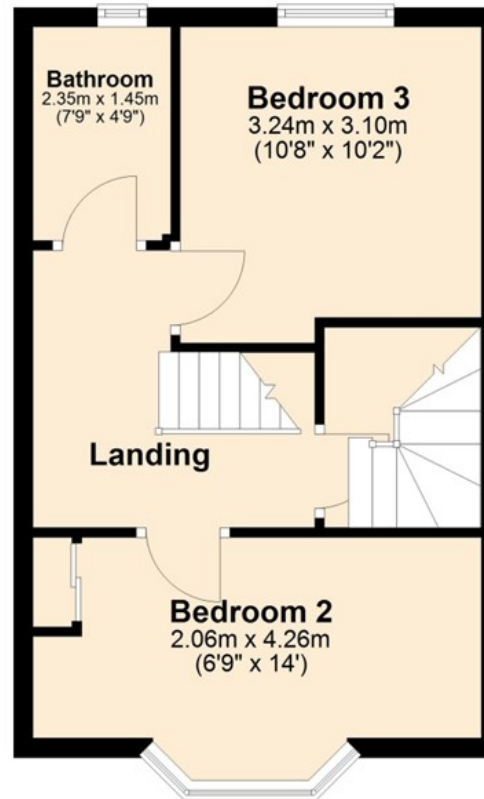
## Ground Floor

Approx. 35.4 sq. metres (381.0 sq. feet)



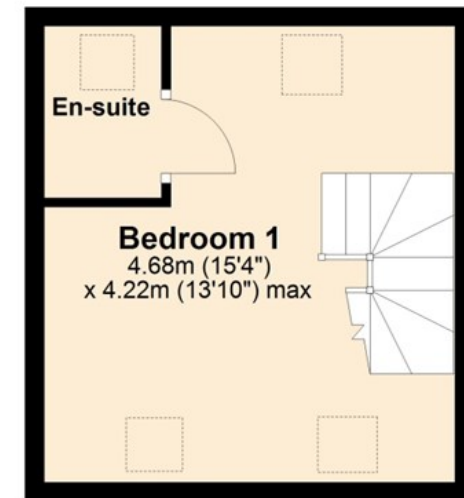
## First Floor

Approx. 34.3 sq. metres (368.8 sq. feet)



## Second Floor

Approx. 19.7 sq. metres (212.5 sq. feet)



Total area: approx. 89.4 sq. metres (962.3 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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