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# Kent Road, Duston, Northampton, NN5 4XB

£230,000 Terraced

2 1 1



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

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Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Duston  
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## Property Summary

Jackson Grundy are delighted to offer to the market this well presented, two double bedroom property, positioned on the popular St Crispin development, and close to all of the local amenities.

## Features & Utilities

- ✓ Well Presented
- ✓ Two Double Bedrooms
- ✓ Ground Floor WC
- ✓ Popular Location
- ✓ Kitchen/Dining Room
- ✓ Allocated Parking

# Property Overview

Jackson Grundy are delighted to offer to the market this well presented, two double bedroom property, positioned on the popular St Crispin development, and close to all of the local amenities. The ground floor accommodation comprises entrance hall, lounge, kitchen/dining room with French doors to the rear garden and a WC. On the first floor are two double bedrooms, along with the bathroom which features a four piece white suite to include separate shower and bath. Externally, the rear garden has been landscaped with gated side access to the allocated parking. EPC Rating: C. Council Tax Band: B

## ENTRANCE HALL

uPVC wood effect entrance door with double glazed inset panel. Radiator. Doors to WC and lounge.

## WC

uPVC obscure double glazed window to front elevation. Dual flush WC and pedestal wash hand basin.

## LOUNGE 3.81m x 4.14m (12'6 x 13'7)

uPVC double glazed window to front elevation. Radiator. Staircase rising to first floor landing. Television point. Door to:

## KITCHEN/DINING ROOM 2.82m x 3.81m (9'3 x 12'6)

uPVC double glazed window to rear elevation. uPVC double glazed French doors to rear elevation. Wall and base units with roll top work surfaces over. Tiling to splash back areas. Under pelmet lighting. Cupboard housing Ideal boiler. Integrated oven with gas hob and extractor over. Plumbing for washing machine and dishwasher. Space for freestanding fridge/freezer. One and a half bowl sink and drainer with swan neck mixer tap and water softener. Radiator.

## FIRST FLOOR LANDING

Access to loft space. Doors to:

## BEDROOM ONE 3.18m x 3.81m (10'5 x 12'6)

uPVC double glazed window to rear elevation. Radiator. Fitted double wardrobe. Television point.

### **BEDROOM TWO 2.34m Max x 3.81m (7'8 Max x 12'6)**

uPVC double glazed window to front elevation. Radiator.

### **BATHROOM 2.16m x 1.88m (7'1 x 6'2)**

Heated towel rail. A four piece suite comprising corner shower cubicle with glass shower screen, bath with mixer tap and shower, dual flush WC and pedestal wash hand basin. Extractor. Shaving point.

### **OUTSIDE**

#### **FRONT GARDEN**

Lawned frontage. Blue slate shingle bedding.

#### **REAR GARDEN**

Attractive landscaped rear garden, with paved patio and blue slate shingle borders. Lawned area. External tap and lighting. Gated access to allocated parking.

### **MATERIAL INFORMATION**

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Ask Agent

Sewage Supply – Ask Agent

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

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

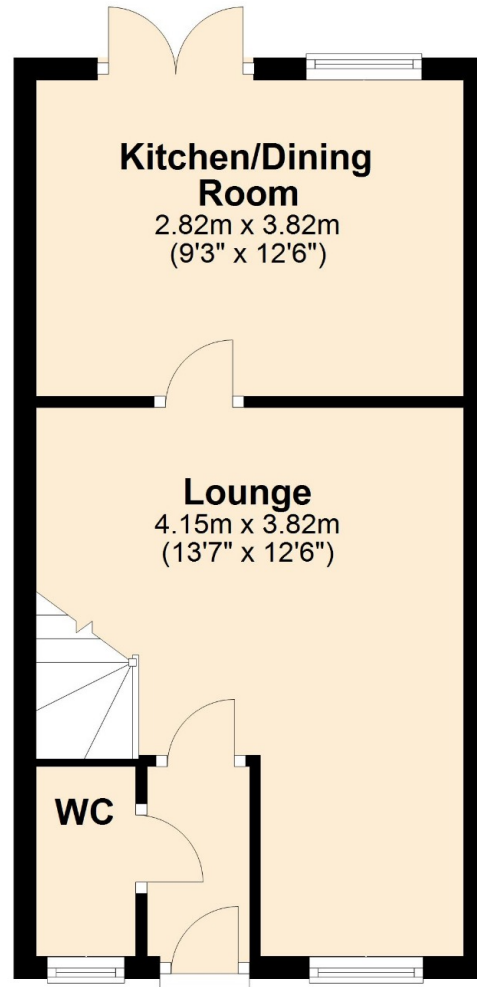
### **DRAFT DETAILS**

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

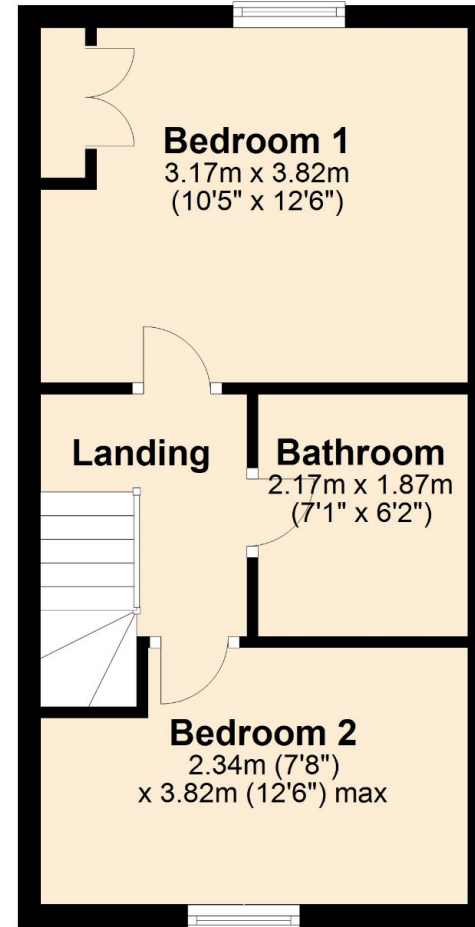
Agents Notes i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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



## First Floor





# 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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