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Kingswell Road, Kingsthorpe, Northampton, NN2 6QB

£215,000 End of Terrace

2 1 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

A well presented and maintained two bedroom end of terraced property situated within the very desirable location of Kingsthorpe Village.

Features & Utilities

- ✓ End of Terrace
- ✓ Very Well Presented Throughout
- ✓ Two Double Bedrooms
- ✓ Modern Bathroom
- ✓ Re-Fitted Kitchen
- ✓ Cellar
- ✓ Spacious Entrance Hall
- ✓ Lounge/Dining Room
- ✓ Charming Courtyard Garden
- ✓ No Chain

Property Overview

A well presented and maintained two bedroom end of terraced property situated within the very desirable location of Kingsthorpe Village. The property benefits from a refitted kitchen, modern bathroom and great decorative order throughout. The ground floor accommodation comprises entrance hall, dining room/alternative lounge, sitting room, kitchen and access to the double cellar. To the first floor there are two double bedrooms and a generous bathroom. To the rear of the property is a delightful courtyard garden creating a welcome outside space, with access to the side of the property. NO ONWARD CHAIN. Please call 01604 722197 to arrange an appointment to view. EPC Rating: D. Council Tax Band: B

ENTRANCE

Enter via uPVC part glazed door.

HALLWAY

uPVC double glazed window to side elevation. Radiator. Laminate floor. Door to:

LOUNGE/DINING ROOM 3.30m x 3.59m (10'10 x 11'9)

uPVC double glazed window to rear elevation. Radiator. Laminate floor. Opening to Lounge.

LOUNGE 3.30m x 4.43m (10'10 x 14'6)

uPVC double glazed window to rear elevation. Radiator. Laminate floor. Door to cellar. Stairs to first floor and kitchen. Feature hearth and alcove.

KITCHEN 2.89m x 2.28 (8'10 x 7'6)

uPVC double glazed window and door leading to garden on side elevation. Tiled floor. Base and wall mounted cupboards with wood effect surface over. AEG induction hob with extractor over and oven under. Space for washing machine, fridge freezer and dishwasher. Porcelain sink and drainer.

CELLAR 3.32m x 4.88m (10'11 x 16) / 3.24m x 5.10m (10'8 x 16'9)

Stairs leading to cellar.

LANDING

Laminate floor. Loft access doors to all rooms.

BEDROOM ONE 3.29m x 2.00m (10'10 x 6'7)

uPVC double glazed window to side and front elevation. Two radiators. Fitted wardrobes. Laminate floor.

BEDROOM TWO 3.32m x 3.42m (10'11 x 11'3)

uPVC double glazed window to rear elevation. Radiator. Laminate flooring. Coving.

BATHROOM 2.83m x 2.34m (9'3 x 7'8)

uPVC window to rear elevation. Laminate floor. Radiator. Generous panel bath with mixer tap and shower over. Low level flush WC. Freestanding vanity wash hand basin with mixer tap. Extractor.

OUTSIDE

REAR

Courtyard garden. Brick wall. Side gate for access.

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

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

Water Supply – Mains

Sewage Supply – Mains

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

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

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas

Parking – No

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Brick

Outstanding Building Work/Approvals – No

DRAFT DETAILS

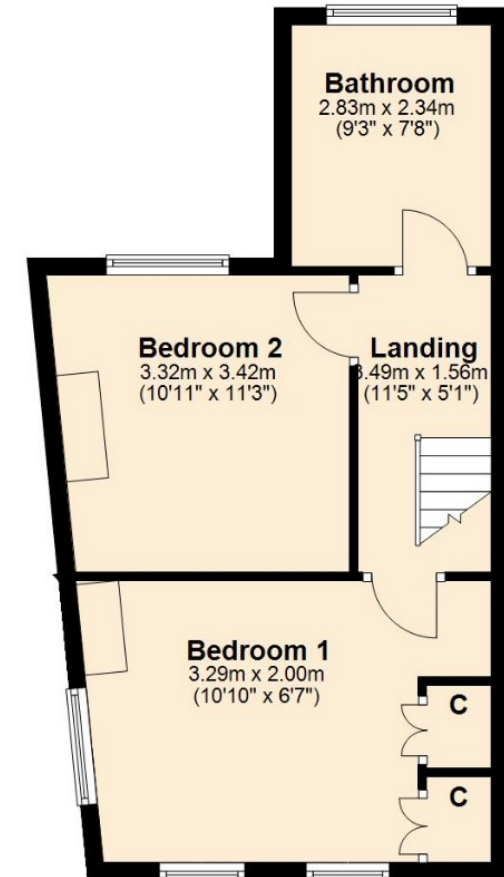
At the time of print, these particulars are awaiting approval from the Vendor(s).

AGENTS NOTES

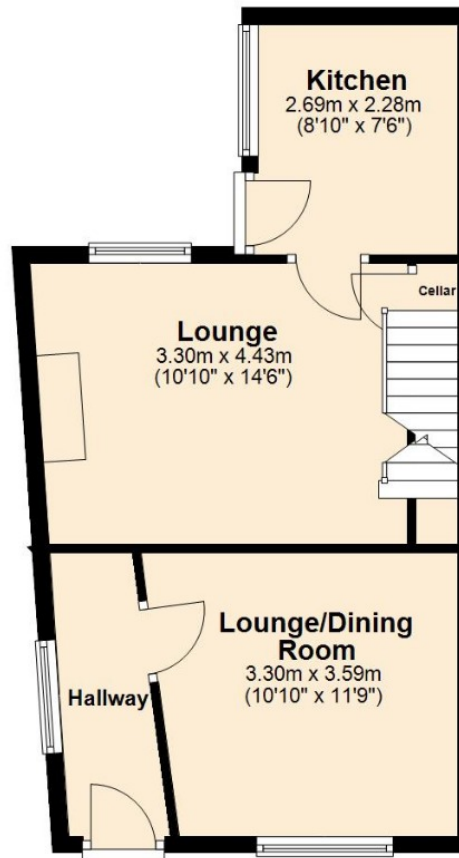
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending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

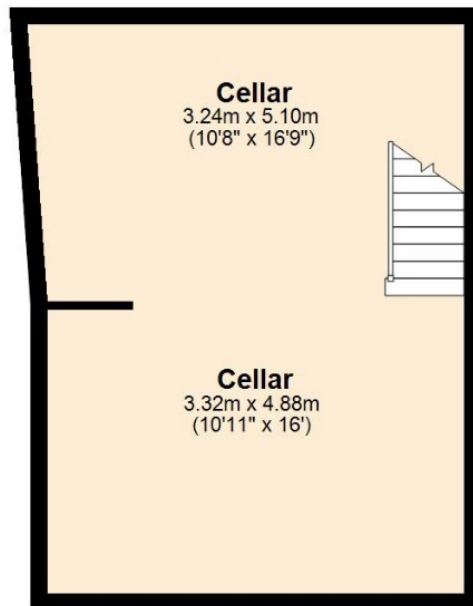
First Floor



Ground Floor



Basement



Total area: approx. 112.1 sq. metres (1206.4 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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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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