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Lorne Road, The Mounts, NN1 3RN

£175,000 Terraced

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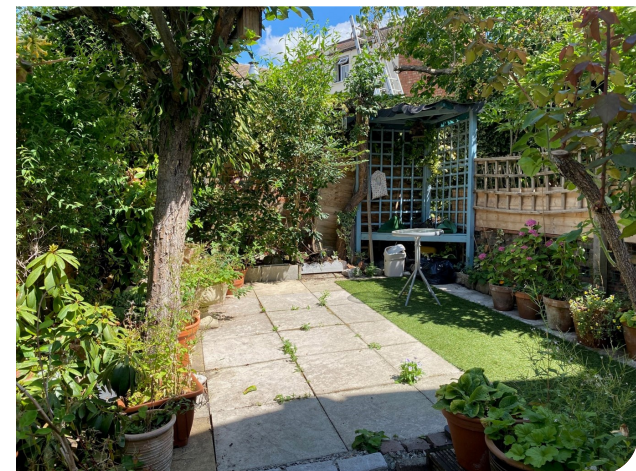
Platinum Trusted Service Award

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Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

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

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Property Summary

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
- ✓ Gas Central Heating
- ✓ Two Bedrooms
- ✓ Two WC's
- ✓ Cellar Room
- ✓ Courtyard Style Garden

Property Overview

Ideal as an investment or first-time purchase. The property is located within the central NN1 district with local amenities close by. The accommodation offers a hallway, lounge open plan dining area, kitchen with lean-to accessing the garden, downstairs WC, cellar room, first floor landing, two bedrooms and a large bathroom. Outside is a courtyard style, rear garden. Call now for further details and viewing times. EPC Rating: TBC. Council Tax Band: A

HALL

Replacement composite entrance door. Radiator. Staircase rising to first floor landing.

LOUNGE/DINING ROOM 6.78m x 3.16m (22'2" x 10'4")

Double glazed windows to front and rear elevations. Two radiators. Wood laminate flooring. Two chimney breasts, fireplaces and alcoves.

KITCHEN 3.10m x 2.14m (10'2" x 7')

Door and window to side elevation. Door to cellar. Single drainer stainless steel sink unit with cupboard under. Space for appliance. Door to lean to providing undercover storage and door to garden.

WASH ROOM 1.06m x 2.14m (3'5" x 7')

Obscure window to side elevation. Low level WC and wash hand basin. Gas fired boiler.

CELLAR

Cupboards housing meters. Decorated space with lighting and radiator making it ideal for dry storage.

FIRST FLOOR LANDING

Access to loft space. Doors to:

BEDROOM ONE 3.18m x 4.19m (10'5" x 13'8")

Double glazed window to front elevation. Radiator. Chimney breast and alcoves.

BEDROOM TWO 3.38m x 2.46m (11'1" x 8')

Double glazed window to rear elevation. Radiator. Chimney breast and alcoves.

BATHROOM 4.29m x 2.08m (14' x 6'9")

Obscure double glazed windows to side and rear elevations. Radiator. Tiled shower cubicle, pedestal wash hand basin and low level WC. Cupboard housing hot water cylinder.

OUTSIDE

REAR GARDEN

Pretty courtyard garden with paved patio and artificial lawn, beds and borders.

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 – 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 – 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

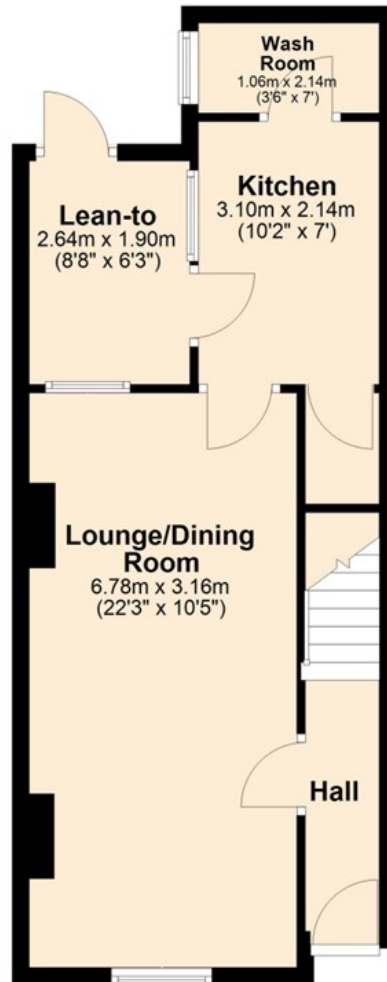
AGENTS NOTES

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

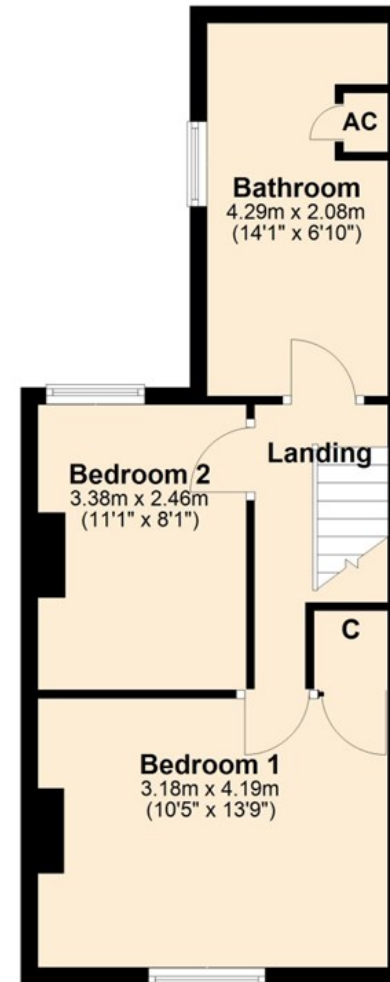
Ground Floor

Approx. 42.4 sq. metres (456.3 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.3 sq. feet)



Total area: approx. 79.2 sq. metres (852.6 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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