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Lower Priory Street, Semilong, NN1 2PA

£185,000 Terraced

3 1 1



**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

Jackson Grundy are pleased to be the chosen agent to market this three bedroom terraced home close to the train station and local amenities. The property has been lived in and cared for by the same owner for 20 years and benefits from a re-fitted bathroom, kitchen and newly laid flooring.

Features & Utilities

- ✓ Three Bedroom Terrace Home
- ✓ Well Presented & Improved
- ✓ Inviting Courtyard Garden
- ✓ Close To The Train Station
- ✓ Good Investment Opportunity
- ✓ Gas Radiator Heating

Property Overview

Jackson Grundy are pleased to be the chosen agent to market this three bedroom terraced home close to the train station and local amenities. The property has been lived in and cared for by the same owner for 20 years and benefits from a re-fitted bathroom, kitchen and newly laid flooring. In brief the accommodation comprises entrance hall, a generous size lounge/dining room, kitchen and re-fitted shower room. To the first floor are two double bedrooms and a single bedroom. The current owner has maintained the inviting rear courtyard garden to include raised beds for vegetable planting and new timber fencing. The property further benefits from gas central heating. EPC Rating: D. Council Tax Band: A

HALL

Double glazed obscure glass panelled entrance door. Staircase rising to first floor landing. Radiator. Door to:

LOUNGE/DINING ROOM 6.52m x 3.07m (21'4" x 10')

Double glazed window to front elevation. Double glazed window to rear elevation. Radiator. Cast iron coal fireplace. Door to:

KITCHEN 3.52m x 1.96m (11'6" x 6'5")

Double glazed window to side elevation. Glass panelled door to side elevation. Wall and base units with roll top work surfaces. One and a half bowl sink and drainer with mixer tap. Space for oven, washing machine and fridge. Tiling to splash back areas. Storage cupboard. Door to:

BATHROOM 1.76m x 1.70m (5'9" x 5'6")

Obscure double glazed window to side elevation. Wall mounted heated towel rail. A three piece suite comprising WC, wash hand basin with mixer tap and shower cubicle with rainfall shower head. Half tiled walls. Tiled floor.

FIRST FLOOR LANDING

Access to loft space. Doors to:

BEDROOM ONE 3.20m x 3.96m (10'5" x 12'11")

Double glazed window to front elevation. Radiator.

BEDROOM TWO 3.58m x 2.29m (11'8" x 7'6")

Double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.82m x 1.98m (9'3" x 6'5")

Double glazed window to rear elevation. Radiator.

OUTSIDE

REAR GARDEN

A well maintained courtyard garden. Enclosed with new timber fencing. Various raised beds for planting vegetables.

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 – Central 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

Rights and Easements – Ask Agent

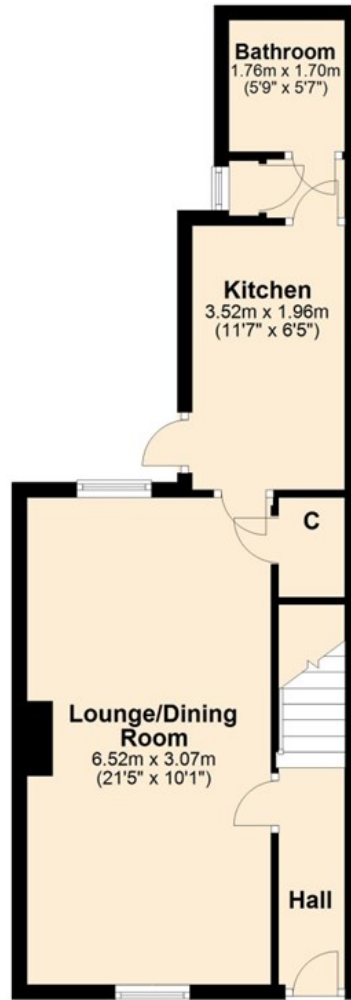
AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

Floorplan

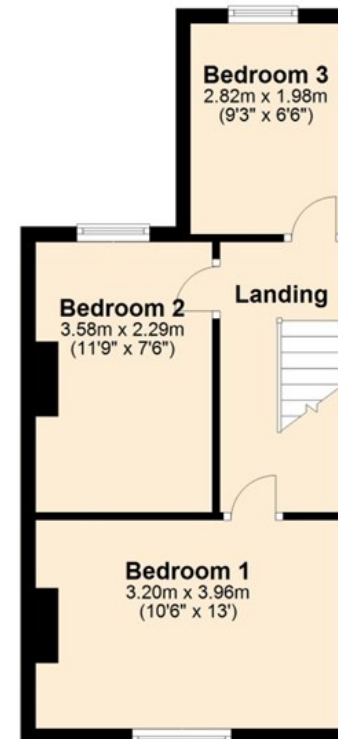
Ground Floor

Approx. 36.4 sq. metres (392.0 sq. feet)



First Floor

Approx. 33.9 sq. metres (364.5 sq. feet)



Total area: approx. 70.3 sq. metres (756.5 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

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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