JACKSON GRUNDY ESTATE AGENTS

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Mayfly Road, Pineham, NN4 9EQ

£335,000 Terraced

3 2 1

Google 4.8 ★★★★★ Customer Reviews

Department: Sales

Tenure: Freehold







Jackson Grundy Estate Agents - Northampton
The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122
Email Us northampton@jacksongrundy.co.uk

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Property Summary

THREE STOREY LIVING. A spacious three bedroom, three storey townhouse situated in the popular Pineham Village development on the south side of Northampton, conveniently located close to local amenities, including Upton Nature Reserve, a nursery, primary school and shopping facilities, while offering excellent access to the M1 motorway and ring road. Further benefits include front and rear gardens, a driveway providing off road parking for two vehicles, and a single garage.

The accommodation comprises entrance hall with doors leading to the sitting room and kitchen. Attractive natural stone feature walls add character and warmth to the interior, while a useful built in shoe cupboard is neatly positioned beneath the staircase.

The sitting room features wooden panel flooring, UPVC double glazed French doors opening onto the rear garden, and a bespoke media wall incorporating a contemporary feature panel designed to conceal cabling and provide a dedicated space for a wall mounted television.

The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a one and a half bowl sink unit with stainless steel mixer tap, built in fridge/freezer, double oven, gas hob, dishwasher, washing machine and microwave. A gas combination boiler is housed within the kitchen cupboard. There is also a downstairs cloakroom/WC fitted with a low level WC and pedestal wash hand basin, with partly tiled walls.

To the first floor, the landing provides access to two double bedrooms and the family bathroom. The bathroom is fitted with a panelled bath with shower over, pedestal wash hand basin and low level WC, complemented by fully tiled walls and flooring.

The second floor is dedicated to the master bedroom, which benefits from dual aspect UPVC double glazed windows, including a

with a double shower, pedestal wash hand basin and low level WC.

The property further benefits from UPVC double glazed windows throughout and gas central heating via a gas combination boiler.

Outside, to the front of the property there is a lawned garden with a pathway leading to the front door. To the side of the property there is a driveway providing off road parking for two vehicles, leading to the single garage. The rear garden comprises decking area, lawn, stone barbecue and a timber pergola, creating an excellent space for outdoor dining and entertaining. A gate provides convenient access to the garage from the rear garden.

EPC Rating: B. Council Tax Band: D.

We have been advised the service charge is £116 per annum







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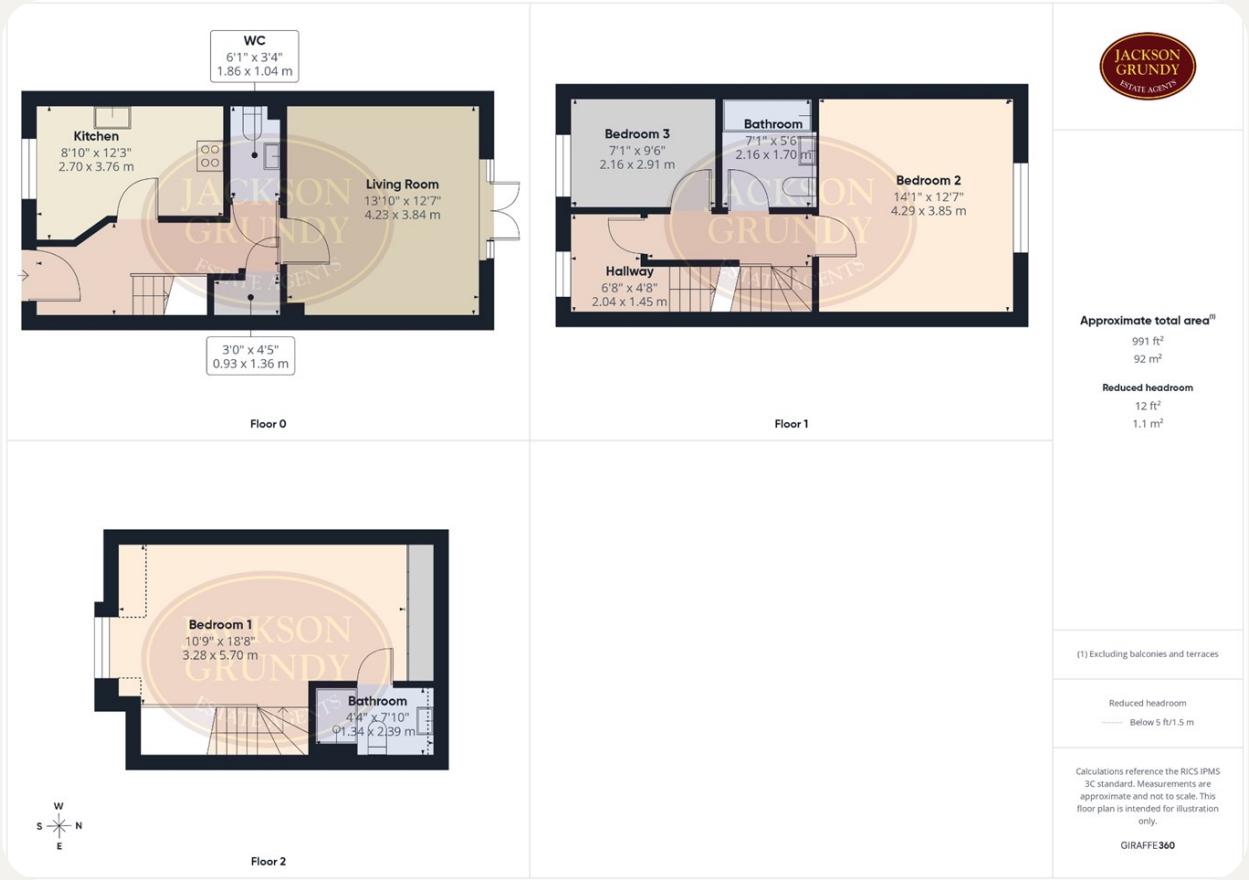
Floorplan



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.

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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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