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Milton Street, Poets Corner, NN2 7JF

£230,000 Terraced

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Department: Sales

Tenure: Freehold



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Property Summary

This larger-than-average two-bedroom Victorian terrace is beautifully presented and full of character.

Features & Utilities

- ✓ Popular Location
- ✓ Character Features
- ✓ Resealed Double Glazing
- ✓ Four Piece Bathroom
- ✓ Converted Cellar
- ✓ Feature Fireplace
- ✓ Large Rear Garden
- ✓ Modern Kitchen

Property Overview

This larger-than-average two-bedroom Victorian terrace is beautifully presented and full of character, the home retains period features including feature fireplaces and stripped doors. The accommodation comprises hallway, open-plan lounge/dining room, kitchen with integrated appliances, and a usable cellar. Upstairs are two double bedrooms and a generous four piece bathroom. Outside offers enclosed front and rear gardens. Further benefits include gas radiator heating and double glazing. EPC Rating D. Council Tax Band: B.

ENTRANCE HALL

Enter via timber door with obscure glazed panel. Radiator. Dado rail. Doors leading to:

LOUNGE 2.96m x 3.02m (9'8" x 9'10")

uPVC double glazed window to front elevation. Radiator. Picture rail. Ceiling rose. Feature fireplace. Television point. Opening to:

DINING ROOM 3.97m x 2.96m (13' x 9'8")

uPVC double glazed window to rear elevation. Radiator. Feature fireplace. Picture rail.

KITCHEN 4.48m x 2.45m (14'8" x 8')

uPVC double glazed windows to side elevation. Radiator. uPVC door with obscure glazed panel leading to garden. Range of wall mounted and base level gloss white kitchen units with solid work surface over. Integrated appliances to include oven, four ring gas hob and extractor over. Integrated dishwasher. Space for white goods. One and a half stainless steel sink and drainer. Door leading to:

CONVERTED CELLAR

uPVC double glazed window to front elevation. Radiator. Built in storage cupboards. Spotlights to ceiling. RCD consumer unit. Utility meters.

FIRST FLOOR LANDING

Access to loft space. Dado rail. Doors leading to:

BEDROOM ONE 3.11m x 4.64m (10'2" x 15'2")

uPVC double glazed window to front elevation. Radiator. Fitted storage cupboard. Feature fireplace. Television point.

BEDROOM TWO 3.85m x 2.97m (12'7" x 9'8")

uPVC double glazed window to rear elevation. Fitted storage cupboard. Radiator. Feature fireplace.

BATHROOM 4.48m x 2.45m (14'8" x 8')

uPVC double glazed obscure windows to side and rear elevation. Radiator heated towel rail. Spotlights to ceiling. Four piece suite comprising standalone bath, double walk in shower cubicle, wash hand basin in vanity unit and low level WC. Extractor fan.

OUTSIDE

FRONT GARDEN

Enclosed brick wall. Mainly laid to slate chippings

REAR GARDEN

Enclosed by timber fencing to sides. Mainly laid to lawn. Decking area to rear of garden. Hardstanding for timber shed. Block paved patio area.

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 B

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 – 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, No easements/servitudes/wayleaves
Rights and Easements – Ask Agent

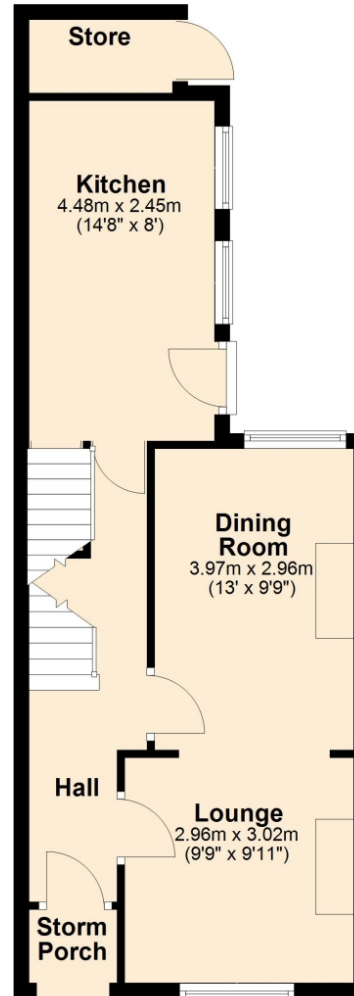
AGENTS NOTES

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

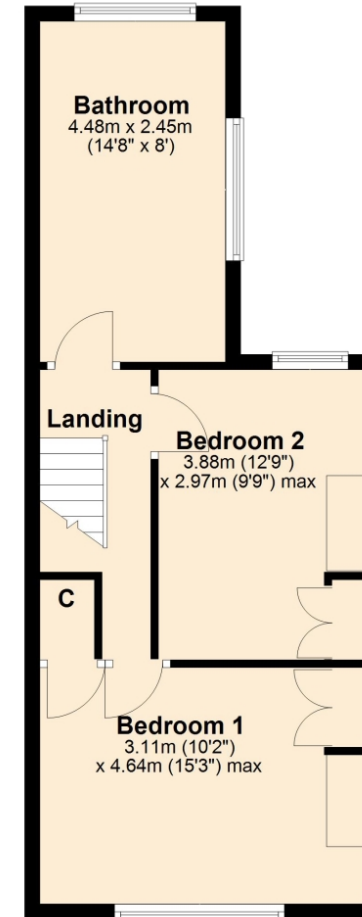
Ground Floor

Approx. 43.3 sq. metres (465.9 sq. feet)



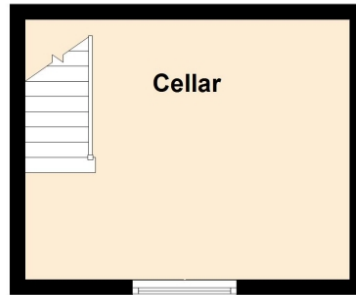
First Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



Basement

Approx. 14.6 sq. metres (157.7 sq. feet)



Total area: approx. 99.8 sq. metres (1074.1 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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