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# North Paddock Court, Billing Park, NN3 8LG

£210,000 Terraced

3 1 1



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Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Weston Favell  
11 Weston Favell Centre, Northampton, NN3 8JZ

Call Us 01604 784990  
Email Us [westonfavell@jacksongrundy.co.uk](mailto:westonfavell@jacksongrundy.co.uk)





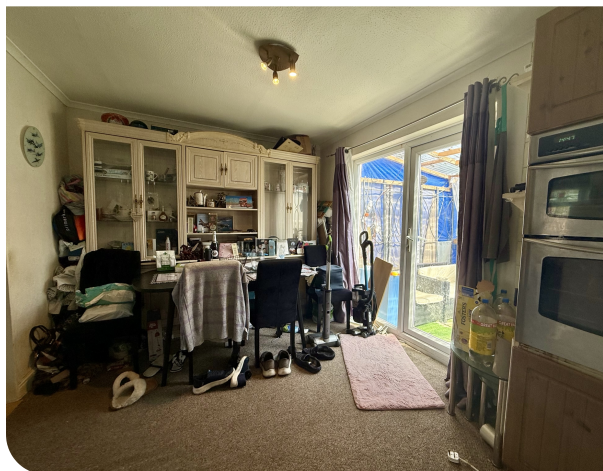


## Property Summary

A well-proportioned three bedroom mid terrace home, located in the popular Brookside area of Northampton – a residential neighbourhood known for its family-friendly environment, local amenities, and easy access to schools, parks, and major transport links.

## Features & Utilities

- ✓ No Chain
- ✓ Driveway
- ✓ Three Double Bedrooms
- ✓ Open Plan Lounge/Diner
- ✓ Downstairs WC/Utility Room
- ✓ Gas Central Heating



# Property Overview

A well-proportioned three bedroom mid terrace home, located in the popular Brookside area of Northampton – a residential neighbourhood known for its family-friendly environment, local amenities, and easy access to schools, parks, and major transport links. The ground floor accommodation comprises entrance hall, downstairs WC, a spacious lounge, and a kitchen/dining room with views over the garden. Upstairs offers three well-sized bedrooms and a family bathroom. Outside, the property features a generous rear garden. Additional benefits include gas central heating, double glazing, and a driveway to the front. Early viewing is highly recommended. EPC Rating: C. Council Tax Band: A.

## ENTRANCE PORCH

Double glazed door to front elevation. uPVC double glazed window to front and side elevation.

## ENTRANCE HALL

uPVC double glazed door. Radiator. Telephone.

## WC/UTILITY

Double glazed window to front elevation. WC. Space for washing machine and tumble dryer. Part tiled.

## LOUNGE 5.57m x 3.28m (18'3" x 10'9")

Double glazed bay window to front elevation. Radiator. Telephone.

## KITCHEN/BREAKFAST ROOM 3.31m x 5.39m (10'10" x 17'8")

A range of wall mounted and base units with work surface over. Two double glazed windows to rear elevation. uPVC double glazed door to rear elevation. Radiator. Space for dishwasher and fridge freezer. Electric oven. Gas hob. Part tiled.

## FIRST FLOOR LANDING

Loft access. Storage cupboard.

## BATHROOM

Double glazed window to front elevation. Fully tiled. Wash hand basin. WC. Bath with shower over.

#### **BEDROOM ONE 4.50m x 2.70m (14'9" x 8'10")**

Double glazed window to front elevation. Radiator.

#### **BEDROOM TWO 4.38m x 3.28m (14'4" x 10'9")**

Double glazed window to rear elevation. Radiator.

#### **BEDROOM THREE 3.66m x 2.70m (12' x 8'10")**

Double glazed window to rear elevation. Radiator.

### **OUTSIDE**

#### **FRONT**

Laid to lawn. Provides off road parking.

#### **REAR GARDEN**

Three tiered paved garden. Rear access. Fenced boundary. Temporary structure to rear will be removed.

### **MATERIAL INFORMATION**

Type – Terraced

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band A

EPC Rating – C

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 – Driveway  
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

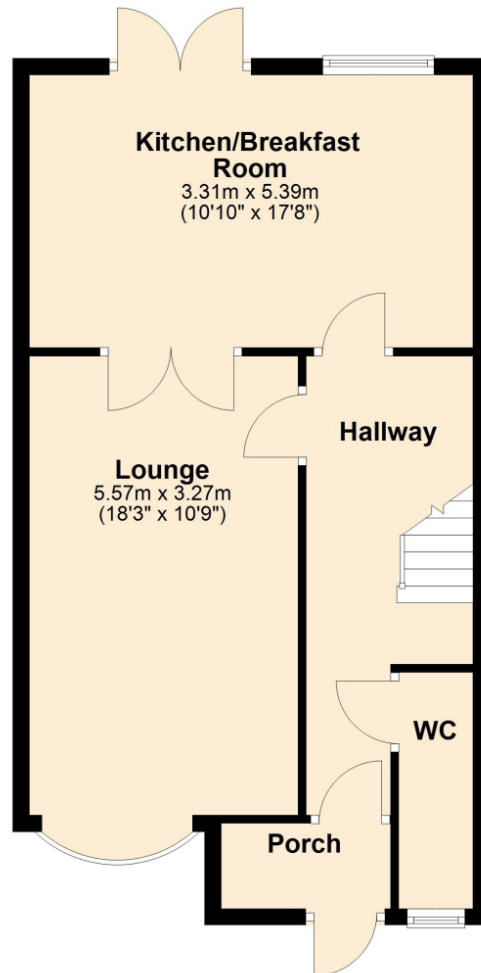
### AGENTS NOTES

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

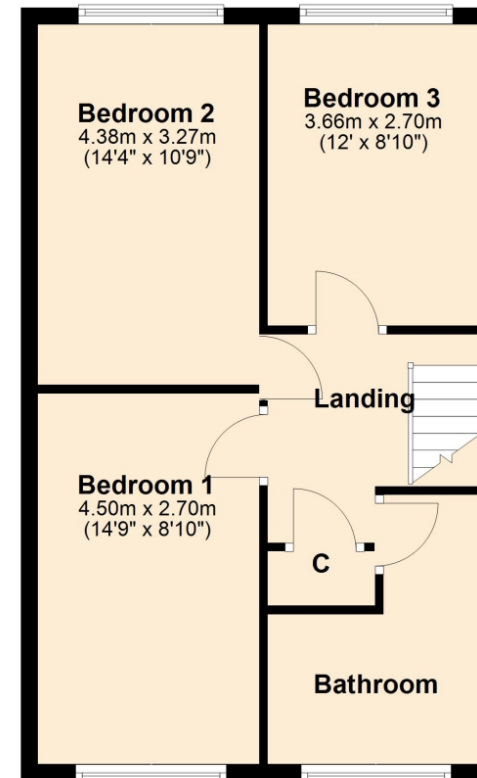
## Ground Floor

Approx. 52.1 sq. metres (561.2 sq. feet)



## First Floor

Approx. 48.4 sq. metres (520.9 sq. feet)



Total area: approx. 100.5 sq. metres (1082.1 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

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