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# Northampton Road, West Haddon, NN6 7AR

£255,000 Terraced

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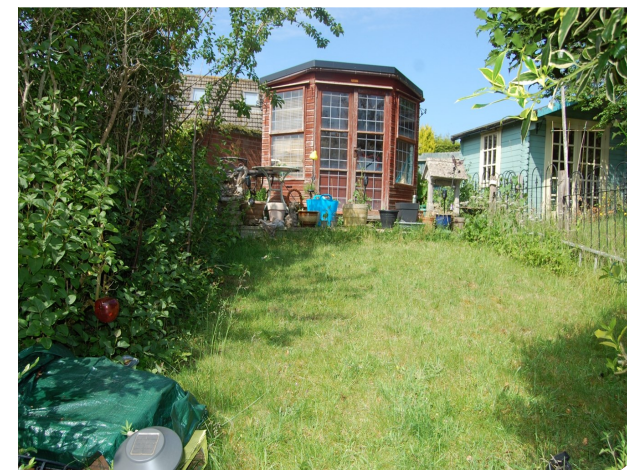
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feefo

Department: Sales

Tenure: Freehold



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## Property Summary

Recently refurbished two bedroom terrace house with garden and parking. This spacious and beautifully refurbished two-bedroom terraced home offers generous living space and a thoughtfully designed layout, ideal for families, professionals or investors.

## Features & Utilities

- ✓ Terrace Cottage
- ✓ Two Bedrooms
- ✓ Study
- ✓ Kitchen / Dining Room
- ✓ Utility Room
- ✓ Cloakroom
- ✓ Gardens
- ✓ Off Road Parking
- ✓ No Onward Chain

# Property Overview

Recently refurbished two bedroom terrace house with garden and parking. This spacious and beautifully refurbished two-bedroom terraced home offers generous living space and a thoughtfully designed layout, ideal for families, professionals or investors. The property features a welcoming entrance hall, a large lounge, and a modern kitchen/dining room with an adjoining utility room and cloakroom. Upstairs, you'll find two well-proportioned double bedrooms, a separate study – perfect for remote working – and a contemporary family bathroom.

Outside, the property boasts a private rear garden approximately 50ft in length, ideal for relaxing or entertaining. Additional benefits include uPVC double glazing and radiator heating. Located in a popular residential area with no onward chain, this home is ready to move into.

EPC C. Council Tax Band C.

## ENTRANCE HALL

Entrance via front door. Stairs rising to first floor landing.

## LOUNGE 4.44m x 3.81m (14'7" x 12'6")

uPVC double glazed window to front elevation. Radiator. Understairs storage cupboard.

## KITCHEN / DINING ROOM 4.19m x 2.95m (13'9" x 9'8")

Window to rear elevation. Radiator. Fitted with a range of wall, base and drawer units with work surfaces over. Built in oven, hob and extractor hood. Stainless steel sink unit. Tiled splash backs. Space for dishwasher.

## UTILITY ROOM 3.17m x 1.45m (10'5" x 4'9")

Base units. Stainless steel sink unit. Space for washing machine. Tiled splash backs. Door to rear elevation.

## CLOAKROOM

Radiator. WC and wash hand basin with storage below.

## FIRST FLOOR LANDING

Access to loft space.

**BEDROOM ONE 2.90m x 4.22m (9'6" x 13'10")**

Window to front elevation. Radiator. Built in wardrobe and cupboard.

**BEDROOM TWO 4.19m x 2.74m (13'9" x 9')**

Window to rear elevation. Radiator.

**STUDY 2.13m x 2.74m (7' x 9')**

Radiator.

**BATHROOM 3.17m x 1.70m (10'5" x 5'7")**

Window to rear elevation. Chrome heated towel rail. Suite comprising bath, shower in a large tiled cubicle, WC and wash hand basin with storage below.

**OUTSIDE**

**GARDEN**

Courtyard with steps upto the lawn with established borders, patio and summer house.

**MATERIAL INFORMATION**

Type – Terraced

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

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 – Ask Agent  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – Ask Agent  
Rights and Easements – Ask Agent

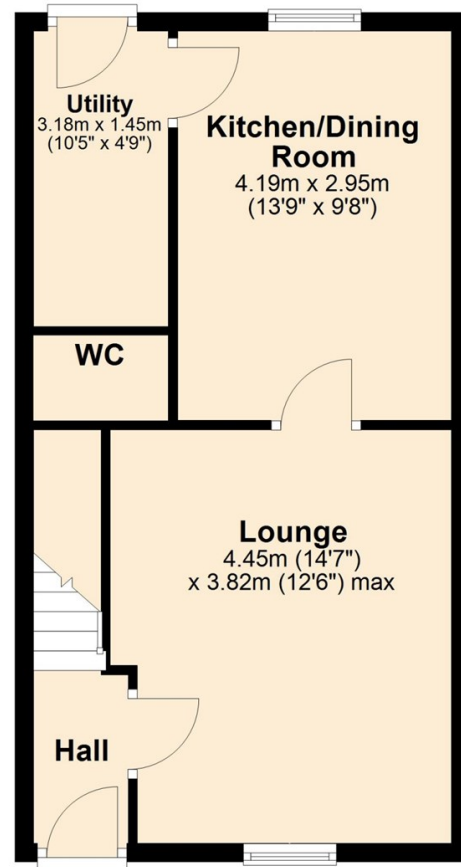
### AGENTS NOTES

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

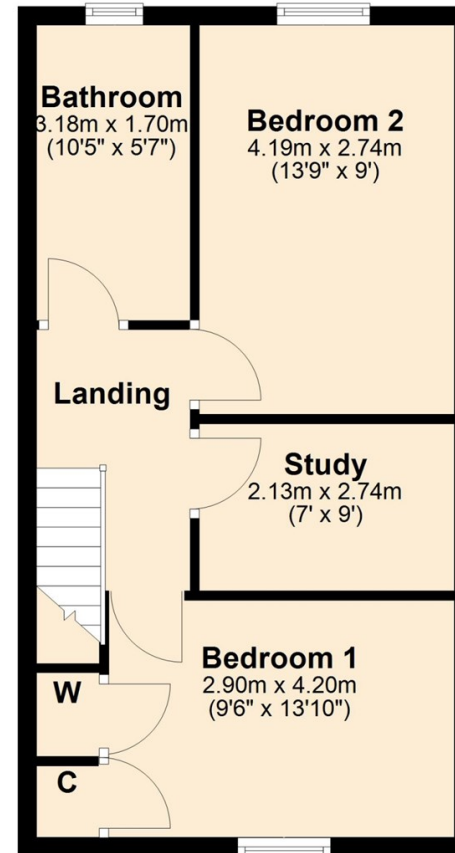
## Ground Floor

Approx. 39.3 sq. metres (422.5 sq. feet)



## First Floor

Approx. 39.9 sq. metres (429.9 sq. feet)



Total area: approx. 79.2 sq. metres (852.4 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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