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Obelisk Rise, Kingsthorpe, NN2 8TN

£270,000 Terraced

3 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

A very well presented three bedroom semi-detached property situated within the popular Obelisk Rise area.

Features & Utilities

- ✓ No Onward Chain
- ✓ Semi-Detached
- ✓ Sought After Location
- ✓ Three Bedrooms
- ✓ Modern Kitchen & Bathroom
- ✓ Generous Rear Garden
- ✓ Garage
- ✓ Side Access
- ✓ Double Glazing
- ✓ Gas Central Heating

Property Overview

A very well presented three bedroom semi-detached property situated within the popular Obelisk Rise area. The accommodation comprises entrance hall, lounge, refitted kitchen/dining room and to the first floor are three bedrooms and a refitted bathroom. To the rear is a generous garden with patio area, lawn space, side access and access to the garage. To the front is a lawn space & path leading to front door. EPC Rating: C. Council Tax Band: C.

ENTRANCE

Composite front door. Radiator. Laminate flooring. Built in shoe rack. Door to:

LOUNGE 4.59m x 3.67m (15' x 12')

uPVC double glazed bay window to front elevation. Laminate flooring. Two radiators. Door to:

KITCHEN 3.22m x 4.59m (10'6" x 15')

uPVC double glazed window and door to rear elevation. Wall mounted and base units. Tiled splackback. Space for dishwasher and washing machine. Electric oven and hob. Extractor. Stainless steel sink with drainer. Understairs cupboard. Laminate flooring.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Airing cupboard.

BEDROOM ONE 4.52m x 2.58m (14'9" x 8'5")

uPVC double glazed window to front elevation. Radiator. Built in wardrobes.

BEDROOM TWO 3.34m x 2.60m (10'11" x 8'6")

uPVC double glazed window rear elevation. Radiator. Built in wardrobe.

BEDROOM THREE 3.59m x 1.97m (11'9" x 6'5")

uPVC double glazed window to front elevation. Radiator. Built in wardrobe.

BATHROOM 2.35m x 1.92m (7'8" x 6'3")

uPVC double glazed window to rear elevation. Waterproof laminate flooring. Bath with shower over. Low level toilet. Wash hand basin in vanity unit.

OUTSIDE

FRONT

Laid to lawn. Concrete path and steps leading to front door.

REAR

Mainly laid to lawn. Concrete path to garage at rear. Patio sitting area. Gravel space at rear of garden.

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 – Ask Agent

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 – Allocated

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

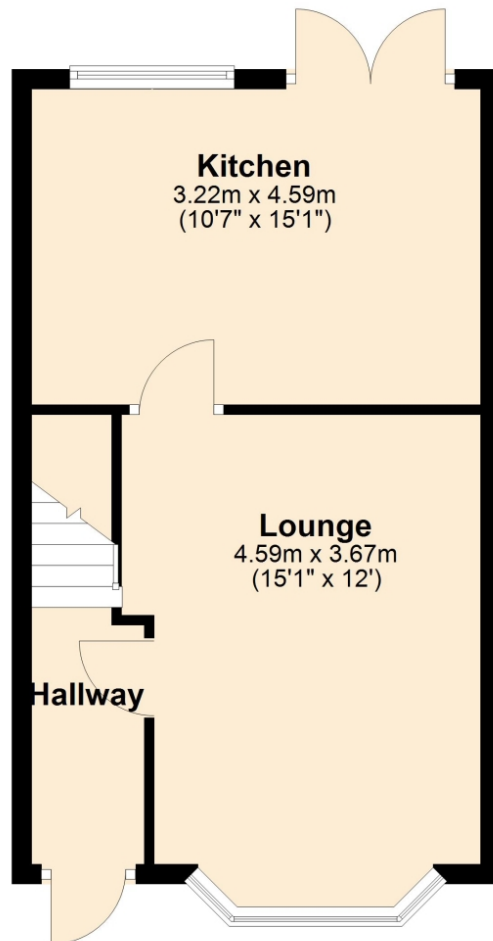
Rights and Easements – Ask Agent

AGENTS NOTES

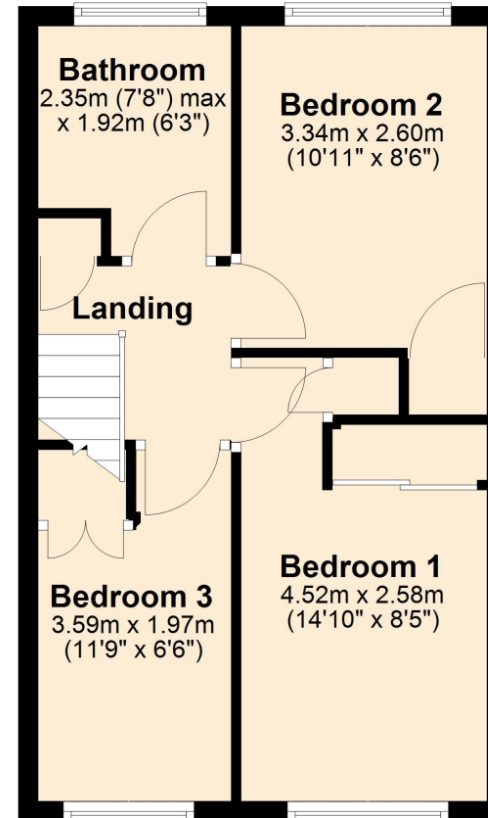
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser 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



First Floor



Total area: approx. 72.9 sq. metres (784.6 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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