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# Obelisk Rise, Kingsthorpe, NN2 8TX

£240,000 - Offers Over Bungalow

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Department: Sales

Tenure: Freehold



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## Property Summary

Jackson Grundy is thrilled to present this spacious two bedroomed bungalow occupying a generous corner plot situated in the sought after Kingsthorpe location.

## Features & Utilities

- ✓ No Onward Chain
- ✓ Corner Plot
- ✓ Two Bedrooms
- ✓ Sought After Location
- ✓ Private Rear Garden
- ✓ Semi-Detached
- ✓ Garage
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Conservatory



# Property Overview

Jackson Grundy is thrilled to present this spacious two bedroomed bungalow occupying a generous corner plot situated in the sought after Kingsthorpe location. The accommodation comprises welcoming entrance hall, two bedrooms, large sitting room, refitted kitchen, family bathroom and conservatory. Externally you will find a private rear garden with access to the single garage and wrap around front and side gardens. Further benefits include double glazing throughout, gas central heating and no onward chain. For more information and to book your viewing, please call Jackson Grundy Kingsthorpe on (01604) 722197. EPC Rating: D. Council Tax Band: B.

## ENTRANCE HALL

Access to front of property. Radiator. Laminate flooring. Loft access and storage cupboard.

## BEDROOM ONE 4.17m x 3.62m (13'8" x 11'10")

Double glazed window to rear elevation. Radiator. Laminate flooring.

## BEDROOM TWO 3.21m x 2.29m (10'6" x 7'6")

Double glazed window ot front elevation. Radiator. Fitted wardrobes.

## BATHROOM 2.57m x 1.66m (8'5" x 5'5")

Obscured double glazed window to front elevation. Radiator. Corner bath with overhead shower. Low level WC. Wash hand basin.

## LOUNGE/DINING ROOM 4.27m x 3.77m (14' x 12'4")

Double glazed window to rear elevation. Radiator. Door opening into conservatory. Laminate floor. Access into kitchen.

## KITCHEN 3.74m x 2.36m (12'3" x 7'9")

Double glazed window to front elevation. A range of wall and base units with roll top work surface over. Stainless steel sink with mixer and drainer. Integrated cooking appliances.

## CONSERVATORY 2.32m x 3.36m (7'7" x 11')

Constructed of uPVC double glazed windows with access leading into rear garden.

### FRONT

Blocked paved driveway on approach. Corner plot mainly laid to lawn to side.

### REAR

Mainly laid to lawn. Enclosed by timber fencing and brick built wall. With access into single garage.

### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

### MATERIAL INFORMATION

Type – Bungalow

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 – Parking, Driveway, Garage

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

Rights and Easements – Ask Agent

### **AGENTS NOTES**

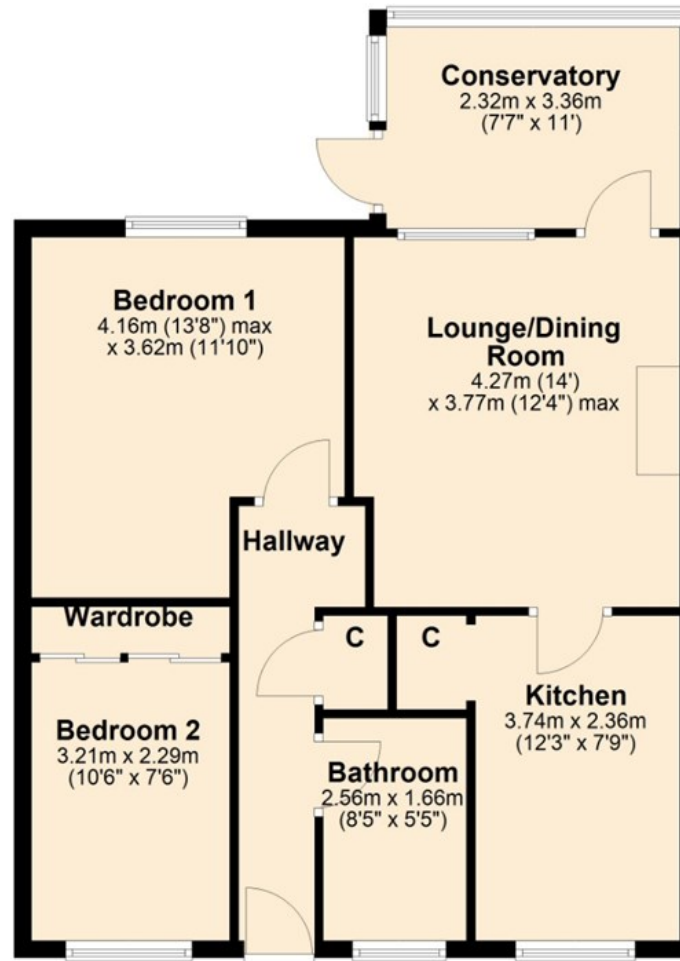
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# Floorplan

## Ground Floor

Approx. 69.0 sq. metres (742.2 sq. feet)



Total area: approx. 69.0 sq. metres (742.2 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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