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Park Hill Road, The Arbours, Northampton, NN3 3RD

£280,000 Semi-Detached

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 well presented semi detached property, situated within the popular Arbours area of Northampton.

Features & Utilities

- ✓ Well Presented Semi Detached Property
- ✓ Popular Location
- ✓ Modern Kitchen & Bathroom
- ✓ Three Bedrooms
- ✓ Driveway & Garage
- ✓ Viewing Is Recommended To Appreciate Size Of Garden

Property Overview

A well presented semi detached property, situated within the popular Arbours area of Northampton. The accommodation comprises entrance porch, entrance hall, modern kitchen, lounge/diner, conservatory with a solid roof, three bedrooms and modern bathroom. Outside there are gardens to the front and rear, driveway providing off road parking for two vehicles and garage. EPC Rating: TBC. Council Tax Band: C

PORCH

Double glazed entrance door. Door to:

HALL

Radiator. Door to garage, kitchen and lounge.

KITCHEN 3.03m x 2.13m (9'11 x 7'0)

Double glazed window to front elevation. Radiator. Fitted with a range of wall and base units. Work surfaces. One and a half bowl sink and drainer. Tiling to splash back areas. Gas cooker point with cooker hood over. Plumbing for washing machine. Space for white goods.

LOUNGE 3.96m x 5.79m (13'0 x 19'0)

Double glazed window and door to rear elevation. Two radiators. Staircase rising to first floor landing. Door to conservatory. Television and telephone points.

CONSERVATORY 2.72m x 3.60m (8'11 x 11'10)

Double glazed windows to rear elevation. Double glazed French doors to garden. Solid roof.

FIRST FLOOR LANDING

Airing cupboard. Storage cupboard. Access to loft. Double glazed window to side elevation. Doors to:

BEDROOM ONE 3.96m x 3.06m (13'0 x 10'0)

Double glazed window to rear elevation. Radiator.

BEDROOM TWO 3.05m x 3.05m (10'0 x 10'0)

Double glazed window to front elevation. Radiator.

BEDROOM THREE 2.98m x 2.97m (9'9 x 9'9)

Double glazed window to rear elevation. Radiator. Built in wardrobes.

BATHROOM

Obscure double glazed windows to front and side elevations. Heated towel rail. Suite comprising P shaped bath with mixer tap and two shower heads over, pedestal wash hand basin in vanity unit and WC. Part tiling. Tiled floor.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn with driveway leading to garage, offering off road parking to the front.

REAR GARDEN

Mainly laid to lawn with patio area. Raised planted borders. Mainly enclosed by timber fencing. Part covered decked seating area and storage shed.

GARAGE

Power and light connected. Up and over door. Plumbing connected and door to hall.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas Radiators

Parking – Yes

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

DRAFT DETAILS

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

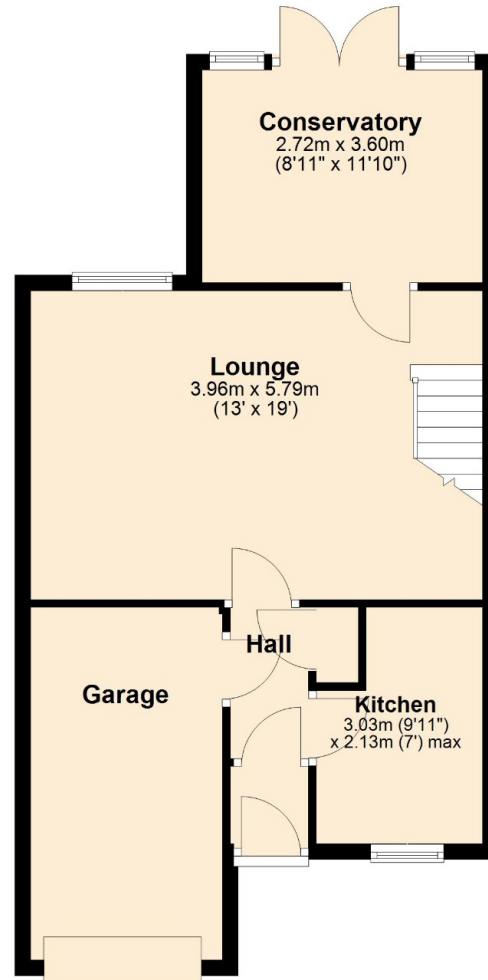
AGENTS NOTES

i Viewings by appointment only through Jackson Grundy 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

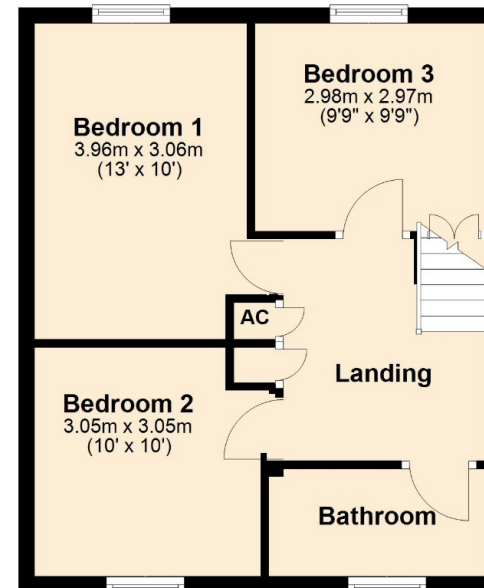
Ground Floor

Approx. 54.9 sq. metres (590.6 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.7 sq. feet)



Total area: approx. 96.0 sq. metres (1033.3 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

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