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# Pine Ridge, Southfields, NN3 5LL

£220,000 Terraced

2 1 1



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Department: Sales

Tenure: Freehold



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## Property Summary

An extended well presented terrace property, situated within the popular Southfields area of Northampton.

## Features & Utilities

- ✓ Well Presented Extended Terrace Property
- ✓ Kitchen With Built In Appliances
- ✓ Refitted Bathroom
- ✓ Gardens to Front & Rear
- ✓ Garage & Off Road Parking
- ✓ Viewing Recommended To Appreciate Location & Condition



# Property Overview

An extended well presented terrace property, situated within the popular Southfields area of Northampton. The accommodation comprises entrance hall, fitted kitchen, lounge/dining room, two bedrooms and bathroom. Outside there are gardens to the front and rear, off road parking and a garage in a block. EPC Rating: C. Council Tax Band: B

## HALL

Double glazed part obscure glazed entrance door. Meter cupboard. Archway to kitchen and glazed door to lounge/dining room.

## KITCHEN 2.47m x 2.45m (8'1" x 8')

Double glazed window to front elevation. Wall and base units with work surfaces. One and a half bowl stainless steel sink with mixer tap. Built in slimline dishwasher, electric hob and oven with extractor hood over. Plumbing for washing machine and space for fridge/freezer. Cupboard housing combination boiler. Tiling to splash back areas.

## LOUNGE/DINING ROOM

### LOUNGE AREA 4.82m x 3.60m (15'9" x 11'9")

Radiator. Inset ceiling lights. Staircase rising to first floor landing. Archway to dining area.

### DINING AREA 2.60m x 2.88m (8'6" x 9'5")

Double glazed French doors with full length glazed windows either side to rear garden. Double glazed Velux window. Radiator. wall lights.

## FIRST FLOOR LANDING

Access to loft space. Doors to bedrooms and bathroom.

### BEDROOM ONE 3.73m x 3.60m (12'2" x 11'9")

Double glazed window to rear elevation. Radiator. Storage cupboard.

### BEDROOM TWO 3.57m x 1.72m (11'8" x 5'7")

Double glazed window to front elevation. Radiator.

## **BATHROOM**

Double glazed obscure glazed window to front elevation. Heated towel rail. Suite comprising P shaped bath with mixer tap and shower attachment, wash hand basin in vanity unit and WC. Extractor fan. Shaver point.

## **OUTSIDE**

### **FRONT GARDEN**

Open plan lawned frontage with path to front door.

### **REAR GARDEN**

Fully enclosed by timber fencing to the rear. Gated access. Paved patio area with artificial lawn. Gravelled border with some shrubs. Outside lights.

## **GARAGE**

Situated in a block, with off road parking.

## **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 – Band B

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 – Central Heating, Gas Central Heating  
Parking – Off-street, 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

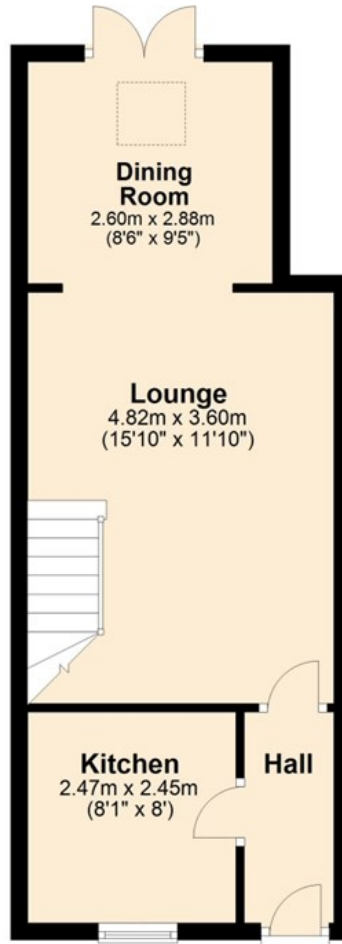
### AGENTS NOTES

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

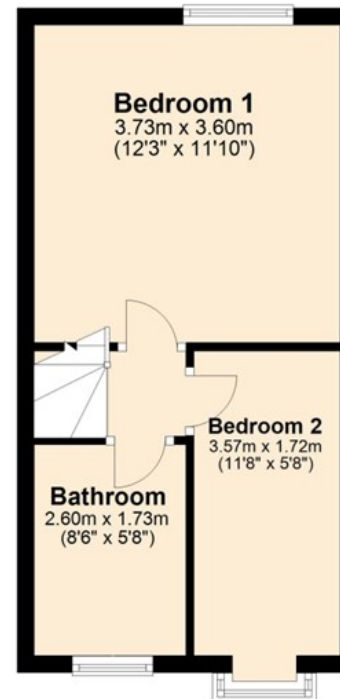
## Ground Floor

Approx. 34.4 sq. metres (370.0 sq. feet)



## First Floor

Approx. 26.7 sq. metres (287.6 sq. feet)



Total area: approx. 61.1 sq. metres (657.6 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.

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

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