



www.jacksongrundy.com

Prentice Court, Goldings, NN3 8XS

£190,000 Terraced

3 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Weston Favell
11 Weston Favell Centre, Northampton, NN3 8JZ

Call Us 01604 784990
Email Us westonfavell@jacksongrundy.co.uk





Property Summary

Three bedroom terrace positioned in a cul-de-sac offered to investors with a tenant in situ.

Features & Utilities

- ✓ Investment Opportunity
- ✓ Tenants in Situ - £1,200 PCM
- ✓ No Chain
- ✓ uPVC Double Glazing
- ✓ Lounge/Dining Room
- ✓ Downstairs WC



Property Overview

Investment Purchase – Tenants in Situ paying £1,200 PCM – Jackson Grundy bring to the market this three bedroom terrace positioned in a cul-de-sac and benefits from available off road parking. The property comprises entrance hall, WC, kitchen and lounge/dining room. The first floor has three bedrooms and a family bathroom. The rear has enclosed garden. This property is offered to the market with no onward chain and further benefits from uPVC windows and doors and would make an excellent buy for a first time buyer. Call today to arrange a internal inspection 01604 784990. EPC Rating: C. Council Tax Band: A.

ENTRANCE

Enter via uPVC double glazed door to front elevation. Stairs to first floor. Storage cupboard.

WC

Opaque double glazed window to front elevation. Wall held wash hand basin. Low level WC.

KITCHEN 2.61m x 4.34m (8'6" x 14'2")

uPVC double glazed window to front elevation. Wall mounted and base units with roll top work surface over. Stainless steel sink and drainer with mixer tap. Space for white goods. Tiled splashbacks.

LOUNGE/DINING ROOM 3.45m x 6.53m (11'3" x 21'5")

uPVC double glazed window to rear elevation. uPVC double glazed door to rear elevation.

FIRST FLOOR LANDING

Doors to all rooms.

BATHROOM 1.96m x 1.93m (6'5" x 6'3")

Opaque uPVC double glazed window to front elevation. Low level WC. Panel bath with mixer tap and shower over. Pedestal wash hand basin. Tiled splashbacks.

BEDROOM ONE 3.46m x 3.26m (11'4" x 10'8")

uPVC double glazed window to rear elevation.

BEDROOM TWO 3.45m x 3.16m (11'3" x 10'4")

uPVC double glazed window to rear elevation.

BEDROOM THREE 2.93m x 2.57m (9'7" x 8'5")

uPVC double glazed window to front elevation Airing cupboard housing lagged tank.

OUTSIDE

FRONT

Provides off road parking. Laid to lawn.

REAR

Patio area. Path to gated rear access. Laid to lawn.

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 A

EPC Rating – D

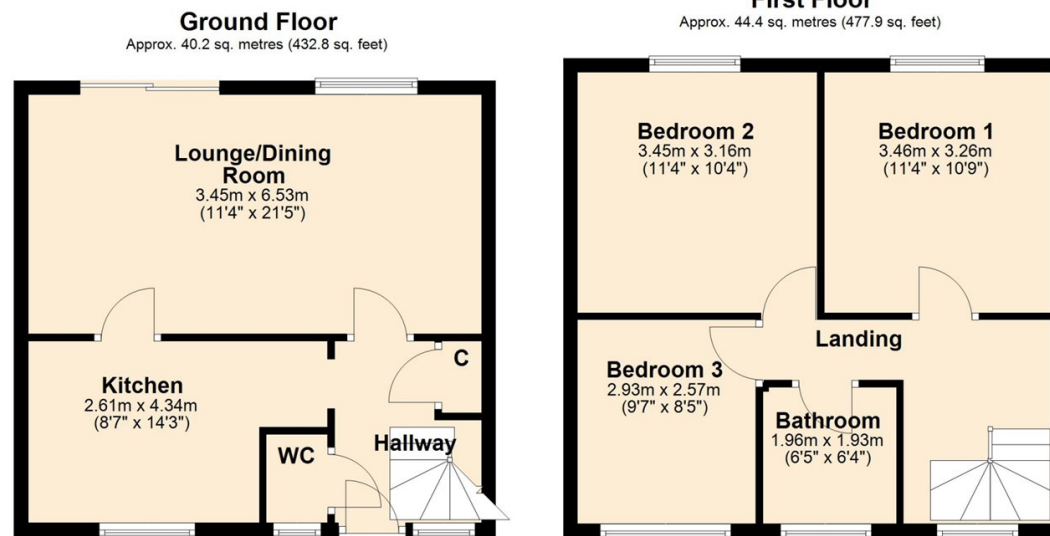
Electricity Supply – Mains

Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Gas Central Heating
Parking – Off-street
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



Total area: approx. 84.6 sq. metres (910.8 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

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

Jackson Grundy Estate Agents - Weston Favell
11 Weston Favell Centre, Northampton, NN3 8JZ

Call Us 01604 784990
Email Us westonfavell@jacksongrundy.co.uk

