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Queens Crescent, Kingsthorpe, NN2 7BQ

£200,000 Terraced

3 1 1



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Service Award**

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over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Kingsthorpe
66 Harbrough Road, Kingsthorpe, Northampton, NN2 7SH

Call Us 01604 722197
Email Us kingsthorpe@jacksongrundy.co.uk





Property Summary

Offered with no onward chain is this well presented and maintained, three bedroom terraced property.

Features & Utilities

- ✓ No Onward Chain
- ✓ Three Bedrooms
- ✓ Low Maintenance Garden
- ✓ Utility Room
- ✓ Refitted Kitchen
- ✓ Double Glazed Windows
- ✓ Front Lobby
- ✓ South West Facing Garden
- ✓ Close To Local Amenities
- ✓ Gas Radiator Heating

Property Overview

Offered with no onward chain is this well presented and maintained, three bedroom terraced property. The ground floor accommodation comprises entrance hall, lounge dining room, refitted kitchen, utility with access to the rear and lobby/storage room to the front. To the first floor there are three bedrooms and a bathroom. To the rear is a pleasant garden with a good degree of privacy with patio area, mainly laid to gravel with established shrubs and plants. To the front of the property there is a front garden with path to both access doors. Situated within a popular area of Kingsthorpe close to local shops, school and amenities. Please call 01504 722197 to arrange a viewing. EPC Rating: D. Council Tax Band: B

HALL

Timber entrance door. uPVC double glazed window to front elevation. Radiator. Doors to:

LOUNGE 4.39m x 5.01m (14'4" x 16'5")

uPVC double glazed window and door to rear elevation. Radiator. Door to:

KITCHEN 2.12m x 2.97m (6'11" x 9'8")

Timber entrance door. uPVC double glazed window to front elevation. Wall and base units. Space for cooker and washing machine. Extractor. Stainless steel sink with drainer. Tiling to splash back areas. Vinyl flooring. Radiator. Opening to:

UTILITY ROOM 3.12m x 1.52m (10'2" x 4'11")

Space for fridge/freezer. Gas and electric meters. Cupboards. uPVC double glazed window and door to rear elevation.

FIRST FLOOR LANDING

uPVC double glazed window to front elevation. Airing cupboard. Doors to:

BEDROOM ONE 2.99m x 4.47m (9'9" x 14'7")

uPVC double glazed window to rear elevation. Radiator.

BEDROOM TWO 3.15m x 2.02m (10'4" x 6'7")

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.25m x 3.00m (7'4" x 9'10")

uPVC double glazed window to front elevation. Radiator.

BATHROOM

uPVC double glazed window to front elevation. Radiator. Bath, wash hand basin and WC. Vinyl flooring.

OUTSIDE

FRONT GARDEN

Enclosed by well maintained bushes. Two separate paths leading to both front doors. Centre patio with shrubbery.

REAR GARDEN

Patio seating area. Mainly laid to gravel with surrounding shrubbery. Enclosed by timber fencing.

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 – D

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 – No Parking Available
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

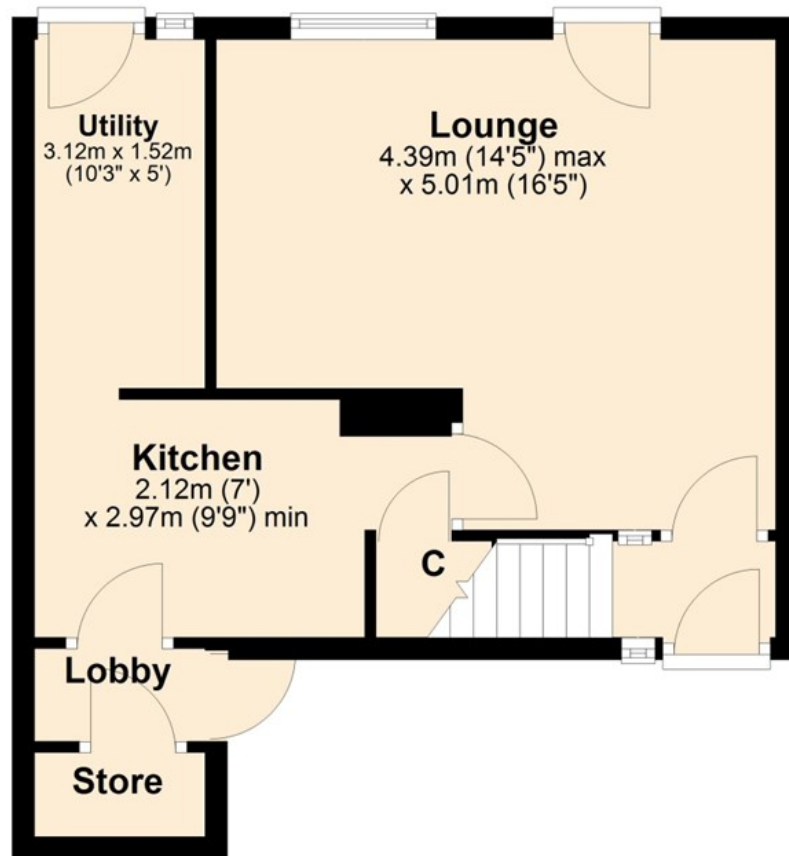
AGENTS NOTES

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

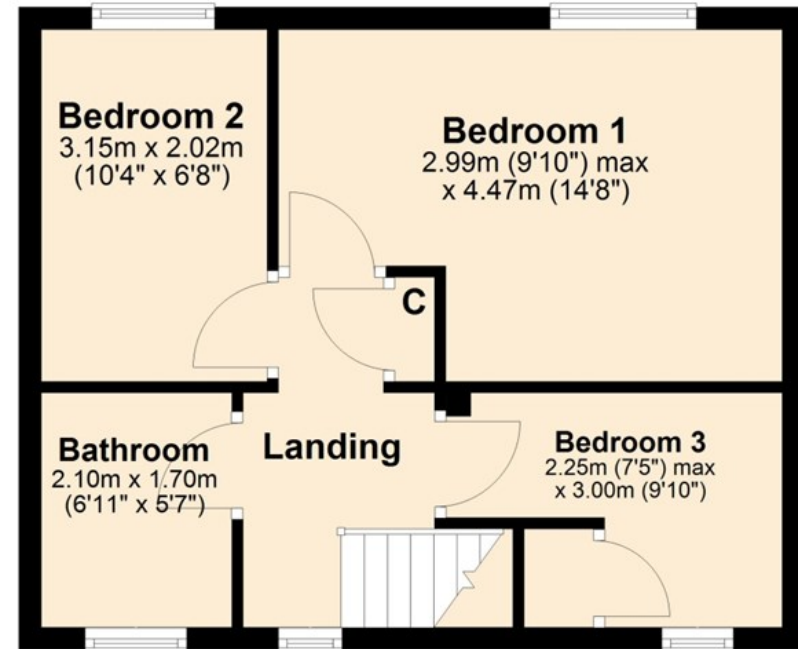
Ground Floor

Approx. 38.2 sq. metres (411.1 sq. feet)



First Floor

Approx. 35.5 sq. metres (381.9 sq. feet)



Total area: approx. 73.7 sq. metres (793.0 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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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

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