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## Queens Crescent, Kingsthorpe, NN2 7BQ

£200,000 Terraced

3 1 1



Department: Sales

Tenure: Freehold





## 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

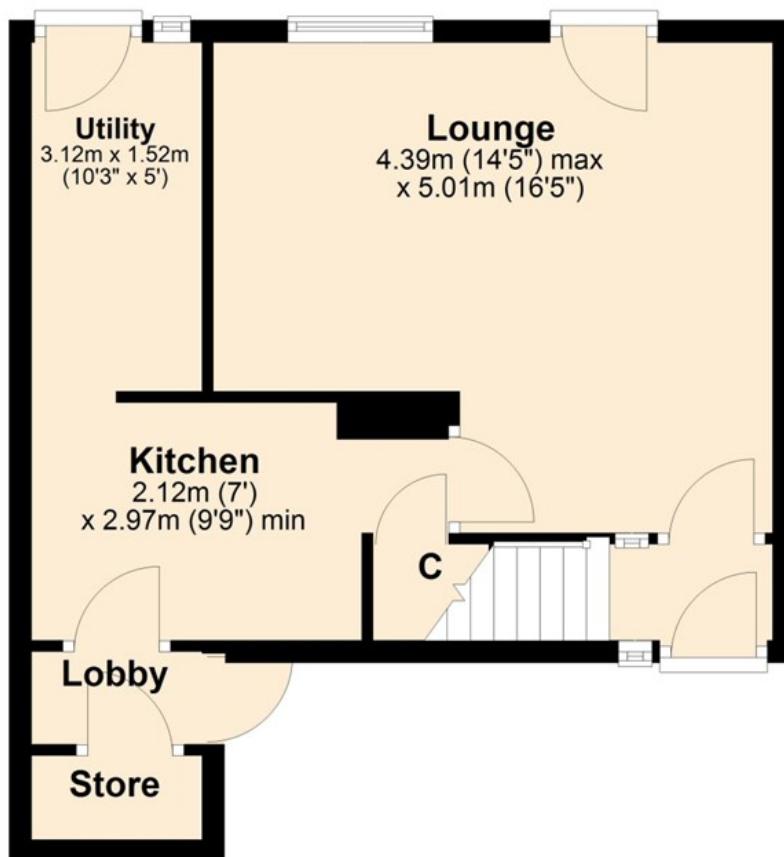
#### **AGENTS NOTES**

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

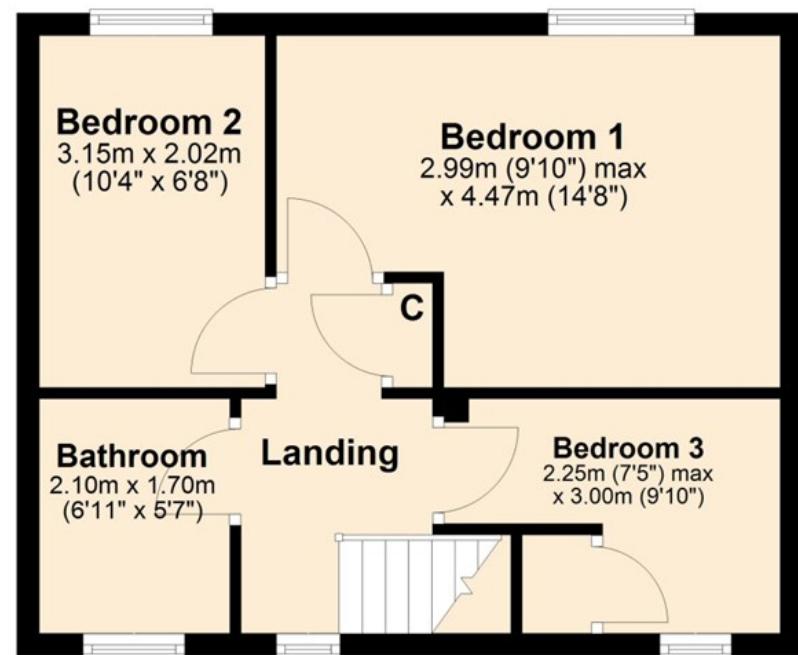
## Ground Floor

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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