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Raeburn Road, Kingsley, NN2 7EU

£225,000 End of Terrace

2 1 1



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over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

This well-presented two-bedroom end of terrace home offers a fantastic blend of space, comfort, and modern living, all within easy reach of local amenities and schools.

Features & Utilities

- ✓ Immaculate Condition
- ✓ Two Bedrooms
- ✓ Front & Rear Gardens
- ✓ Recently Decorated
- ✓ Close To Local Amenities
- ✓ Gas Radiator Heating
- ✓ uPVC Double Glazed Windows

Property Overview

This well-presented two-bedroom end of terrace home offers a fantastic blend of space, comfort, and modern living, all within easy reach of local amenities and schools. The ground floor features entrance hallway with stairs rising to the first floor and a door into a spacious lounge with feature fireplace and a well-equipped kitchen/diner with storage cupboard. Upstairs, you'll find two double bedrooms, along with a modern bathroom. Outside, the good-sized rear garden boasts a patio area and a laid to lawn area with side gated access. The front garden adds further curb appeal to this charming home. With its excellent location and thoughtful features, this home is perfect for first-time buyers, small families, or those looking to downsize. Viewing is highly recommended. EPC Rating: C. Council Tax Band: A

HALL

Composite entrance door with glazed panel. Radiator. uPVC double glazed window to side elevation. Radiator. Thermostat. Stairs rising to first floor. Doors to:

LOUNGE 3.28m x 4.47m (10'9" x 14'8")

uPVC double glazed window to front elevation. Radiator. Feature fireplace.

KITCHEN/DINING ROOM 3.44m x 4.47m (11'3" x 14'8")

uPVC double glazed window to rear elevation. uPVC glazed door to rear garden. Radiator. A range of wall mounted and base level units with solid work surface over. Space for freestanding white goods. One and a half stainless steel sink and drainer. Under-stairs storage cupboard.

BEDROOM ONE 3.28m x 4.47m (10'9" x 14'8")

uPVC double glazed window to front elevation. Radiator

BEDROOM TWO 2.52m x 3.07m (8'3" x 10'1")

uPVC double glazed window to rear elevation. Radiator.

BATHROOM 2.90m x 1.31m (9'6" x 4'4")

uPVC frosted glazed window to rear elevation. Heated towel rail. Three-piece suite comprising panelled bath with shower over, low-level WC and porcelain hand wash basin.

OUTSIDE

FRONT GARDEN

Enclosed by brick wall and fencing to borders. Mainly laid to lawn. Mature shrubbery to left-hand side outdoor lighting. Timber side gate.

REAR GARDEN

Enclosed by timber fencing to side and rear block paved patio area mainly laid to lawn. Raised flower beds with a combination of shrubs and seasonal flowers. Outside tap. Timber side gate.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – End Of Terrace

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band A

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 – Gas Central Heating

Parking – On 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, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

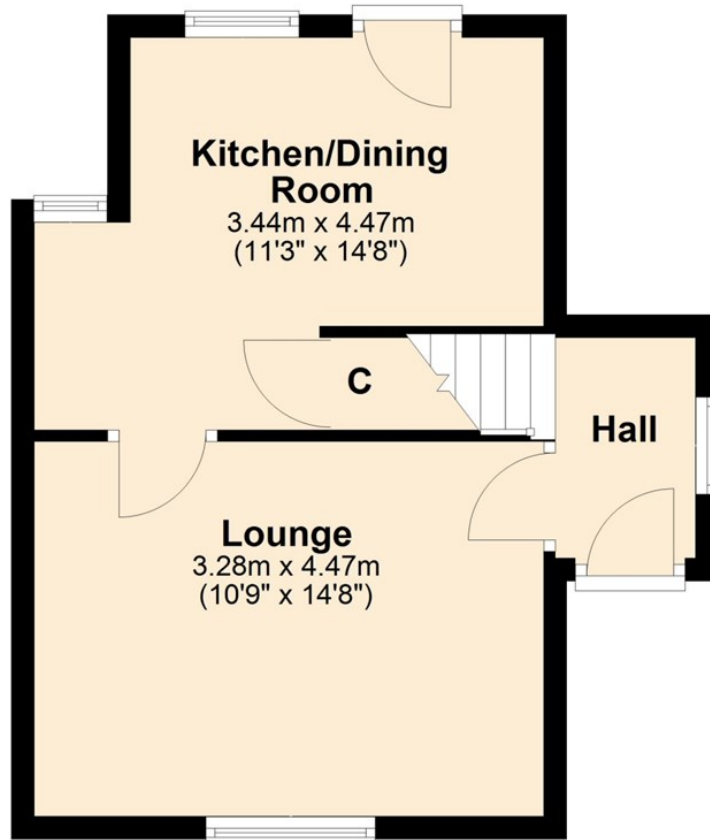
AGENTS NOTES

i Viewings by appointment only through us 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

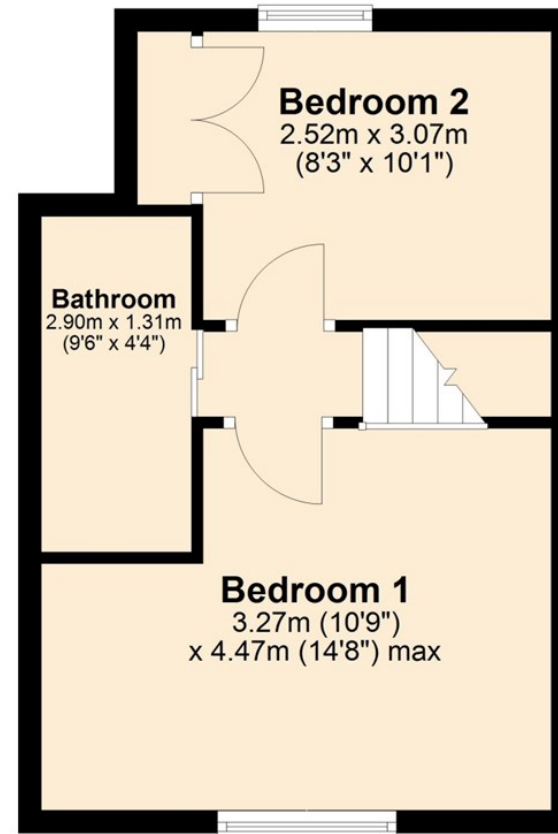
Ground Floor

Approx. 31.7 sq. metres (341.2 sq. feet)



First Floor

Approx. 29.1 sq. metres (313.2 sq. feet)



Total area: approx. 60.8 sq. metres (654.5 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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