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# Raymond Road, St James, Northampton, NN5 7DX

£179,995 Terraced

2 1 2



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

**feefo**

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

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## Property Summary

NO CHAIN – Jackson Grundy are pleased to offer this ideal as an investment or first time purchase this two bedroom mid terrace property.

## Features & Utilities

- ✓ Ideal Investment or First Purchase
- ✓ Close to Town Centre & Train Station
- ✓ Gas Central Heating
- ✓ Fitted Kitchen
- ✓ Two Bedrooms
- ✓ Cellar



# Property Overview

NO CHAIN – Jackson Grundy are pleased to offer this two bedroom mid terrace property as an ideal investment or first time purchase. The property is located within a mile of the railway station with local amenities close by. The accommodation comprises hallway, lounge open plan to dining area, kitchen, utility and cellar. To the first floor are two bedrooms and a family bathroom. Outside is a courtyard style, rear garden. Call now for further details. EPC Rating TBC. Council Tax Band: A

## ENTRANCE

Enter via double glazed door to entrance porch.

## ENTRANCE HALL

Stairs to first floor. Radiator. Laminate flooring.

## LOUNGE/DINING ROOM 7.46m x 3.44 (24'6 x 11'3)

Lounge Area

Double glazed bay window to front elevation. Radiator. Fireplace. Laminate flooring.

Dining Area

Double glazed French doors to rear elevation. Radiator. Door to:

## KITCHEN 2.87m x 2.48m (9'5 x 8'1)

Double glazed window to side elevation. Base and wall mounted units with work surface over. Integrated electric oven, hob and extractor fan. Space for white goods. Stainless steel sink unit with work surface. Laminate flooring. Door to cellar.

## UTILITY ROOM 1.74m x 2.48 (5'8 x 8'1)

Double glazed window to side elevation. Door to rear elevation. Space for white goods.

## WC

Washroom with door to rear garden.

## FIRST FLOOR LANDING

Access to loft. Doors to:

## BEDROOM ONE 3.06m x 4.32m (10'0 x 14'2)

Two double glazed window to front elevation. Radiator. Fireplace.

## BEDROOM TWO 3.64m x 2.50m (11'11 x 8'3)

Double glazed window to rear elevation. Radiator. Fireplace.

## BATHROOM 3.30m x 2.48m (10'10 x 8'1)

Obscure double glazed window to rear elevation. Radiator. Wall mounted boiler in cupboard. Vinyl flooring

## OUTSIDE

## REAR GARDEN

Courtyard style rear garden. Enclosed by brick wall and fencing.

## MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas Radiators

Parking – No

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

### **DRAFT DETAILS**

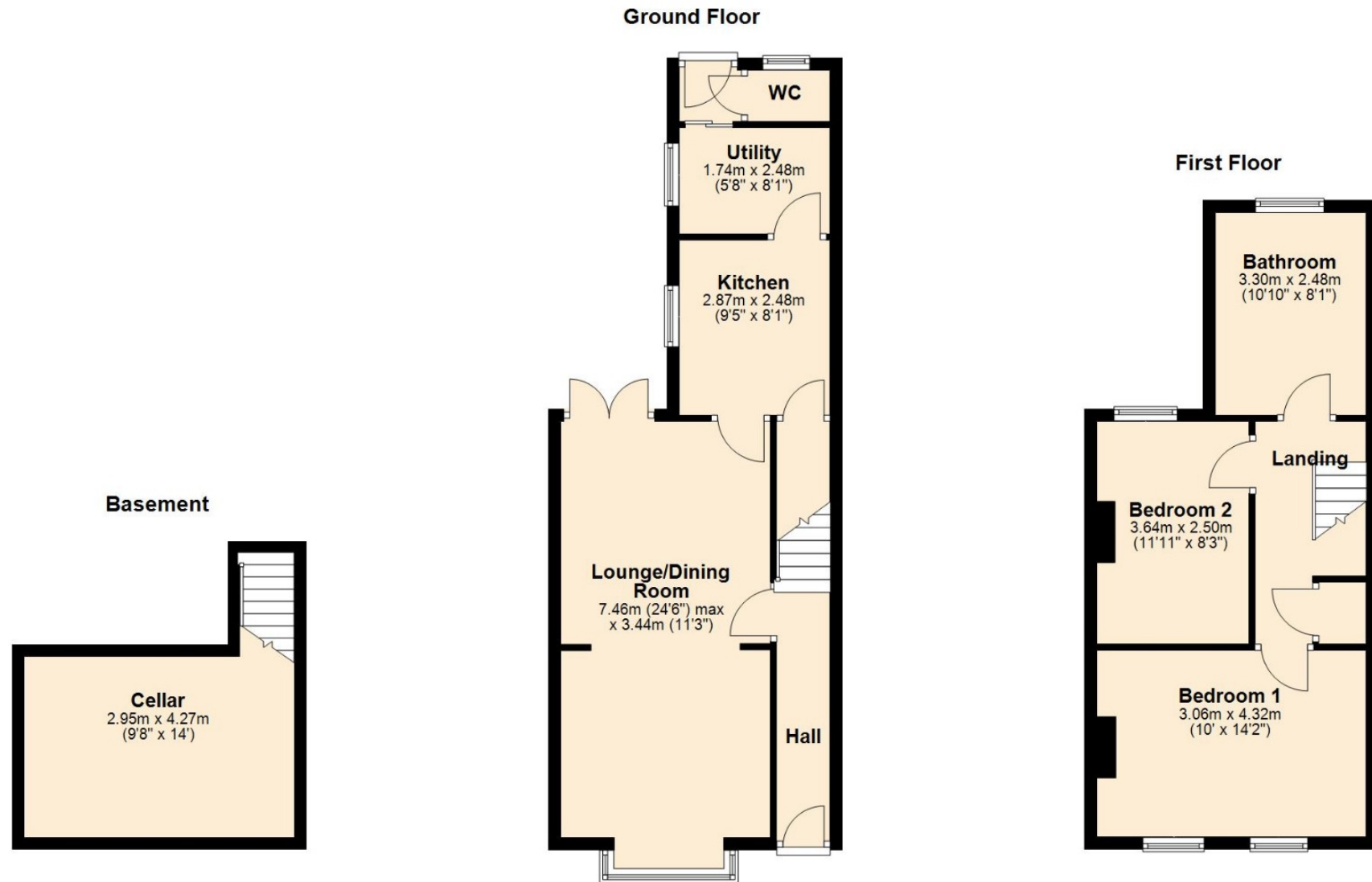
At the time of print, these particulars are awaiting approval from the Vendor(s).

### **AGENTS NOTES**

i Viewings by appointment only through Jackson Grundy 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





# 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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