



www.jacksongrundy.com

Rickyard Road, The Arbours, Northampton, NN3 3RR

£300,000 Detached

4 2 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

Jackson Grundy are delighted to bring to the market a well presented four bedroom detached family home situated in the ever popular development at The Arbours.

Features & Utilities

- ✓ Refitted Kitchen
- ✓ Refitted Bathroom
- ✓ Rarely Available
- ✓ Close to Amenities
- ✓ Walking Distance to Northampton College
- ✓ Great Road Links
- ✓ Excellent Family Home
- ✓ Call to Arrange Internal Inspection

Property Overview

Jackson Grundy are delighted to bring to the market a well presented four bedroom detached family home situated in the ever popular development at The Arbours, close to Weston Favell Shopping Centre and Northampton College. The owners have recently refitted the kitchen and bathroom as well as the windows and doors. The property is a must see. Please call to arrange an internal inspection 01604 784990. EPC Rating: C. Council Tax Band: C.

ENTRANCE HALL

Entrance via composite double glazed door. Radiator. Stairs rising to first floor landing.

WC

uPVC obscure double glazed window to front elevation. Radiator. Two piece suite comprising low level WC and wall mounted wash hand basin. Tiled walls.

KITCHEN/DINER 3.23m x 5.41m (10'7 x 17'9)

uPVC double glazed window to rear elevation. uPVC double glazed French doors to rear. Base and wall units. Square work surfaces over. Butler style sink with mixer tap. Built in dishwasher and space for white goods. Space for Range style cooker. Extractor hood. Combination boiler. Electric fuse box. Spotlights.

LOUNGE 4.64m x 5.41m (15'3 x 17'9)

Two uPVC double glazed windows to front elevation. Two radiators.

FIRST FLOOR LANDING

Access to loft storage space. Storage cupboard. Doors to:

BEDROOM ONE 3.09m max x 2.82m (13'1 x 9'3)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM TWO 3.73m x 2.72m (12'3 x 8'11)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.95m x 2.51m (9'8 x 8'3)

uPVC double glazed window to front elevation. Radiator.

BEDROOM FOUR 2.41m x 4.67m (7'11 x 15'4)

uPVC double glazed window to front elevation. Radiator. Built in cupboards. Shelving.

SHOWER ROOM

Two uPVC double glazed opaque windows to side elevation. Wash hand basin with vanity cupboard under. Low level WC. Claw feet bath. Glass shower screen. Shower over bath. Tiled floor. Splashbacks. Heated towel rail. Spotlights.

OUTSIDE

FRONT

Block paved driveway leading to gated side access. Lawned area.

GARAGE

Tandem garage with up and over door.

REAR

Patio area leading to garage. Low wall. Lawned to the rear . Panelled fencing. Base for two sheds.

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

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

Water Supply – Mains

Sewage Supply – Mains

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

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

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

Property Construction – Brick

Outstanding Building Work/Approvals – No

DRAFT DETAILS

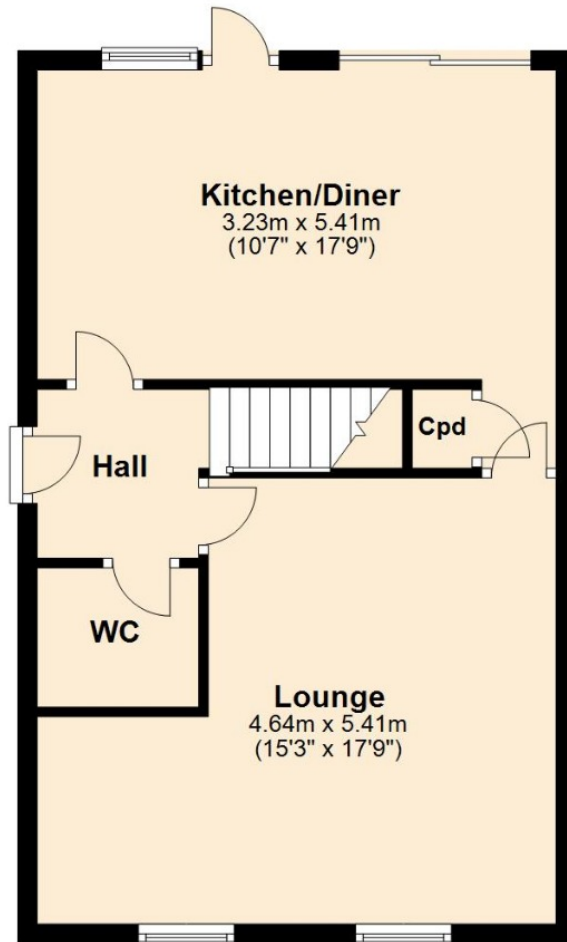
At the time of print, these particulars are awaiting approval from the Vendor(s).

AGENTS NOTES

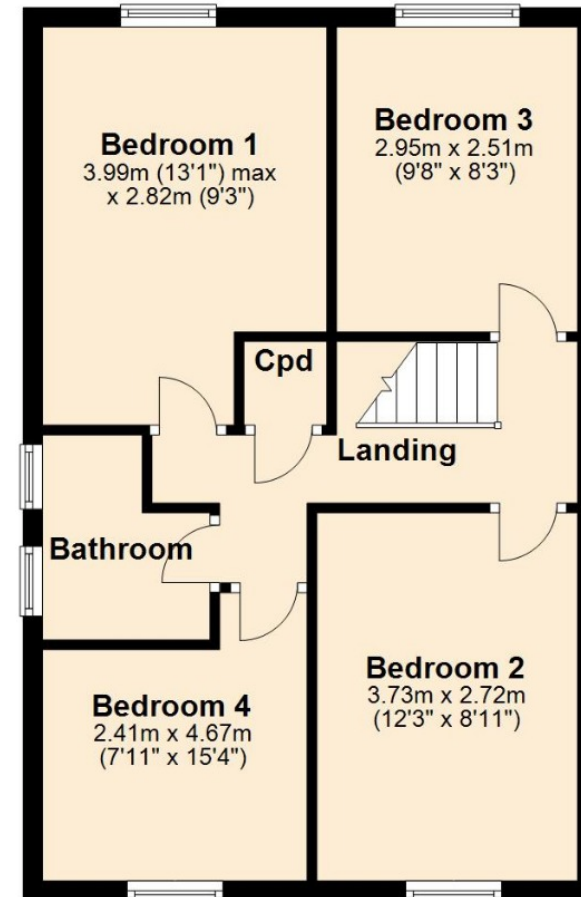
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending 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

Ground Floor



First Floor



Total area: approx. 101.7 sq. metres (1094.8 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

