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Rillwood Court, Lumbertubs, NN3 8JA

£200,000 Terraced

3 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

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Department: Sales

Tenure: Freehold



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Property Summary

A mid terraced three bedroom property situated within the Lumbertubs area of Northampton.

Features & Utilities

- ✓ Mid Terraced Property
- ✓ Lumbertubs Area
- ✓ Three Bedrooms
- ✓ Kitchen/Diner
- ✓ Gas Radiator Central Heating
- ✓ Vacant Possession



Property Overview

A mid terraced three bedroom property situated within the Lumbertubs area of Northampton. Accommodation comprises entrance hall, cloakroom, lounge, kitchen/diner, three bedrooms and bathroom. Outside there are gardens to front and rear and communal parking. EPC Rating: TBC. Council Tax Band: A.

ENTRANCE HALL

Double glazed part obscure glazed door to front. Radiator. Understairs storage area. Doglegged staircase to first floor landing. Doors to cloakroom, lounge and kitchen/diner.

CLOAKROOM/WC

Double glazed obscure glazed window to front elevation. WC. Wash hand basin. Tiled splashbacks.

LOUNGE 4.06m x 3.43m (13'4" x 11'3")

Double glazed window to rear elevation. Radiator. Door to rear hallway.

KITCHEN/DINING ROOM 5.97m x 2.54m (19'7" x 8'4")

Double glazed window to front elevation. Double glazed patio doors to garden. Radiator. Fitted base and wall mounted units with work surface over. One and a half bowl stainless steel sink unit with mixer tap and drawers. Plumbing for washing machine. Electric cooker point. Space for fridge. Tiled splashbacks. Storage cupboard. Door to rear hallway.

REAR HALLWAY

Double glazed part glazed door to garden. Storage cupboard. Door to lounge.

FIRST FLOOR LANDING

Double glazed window to front elevation. Storage cupboard. Cupboard housing combination boiler. Doors to bedrooms and bathroom.

BEDROOM ONE 4.06m x 2.82m (13'4" x 9'3")

Double window to rear elevation. Radiator.

BEDROOM TWO 4.06m x 2.54m (13'4" x 8'4")

Double glazed window to rear elevation. Radiator.

BEDROOM THREE 3.69m x 1.57m (12'1" x 5'2")

Double glazed window to rear elevation. Radiator.

BATHROOM

Double glazed obscure glazed window to rear elevation. Bath with electric shower over. Wash hand basin. WC. Heated towel rail. Part tiled walls.

OUTSIDE

FRONT GARDEN

Open plan lawned frontage. Path to front door.

REAR GARDEN

Fully enclosed with fencing with rear gated access. Paved and gravelled seating area. Lawned garden with well stocked borders with mixture of shrubs.

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 A

EPC Rating – Ask Agent

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 – Parking, Communal
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

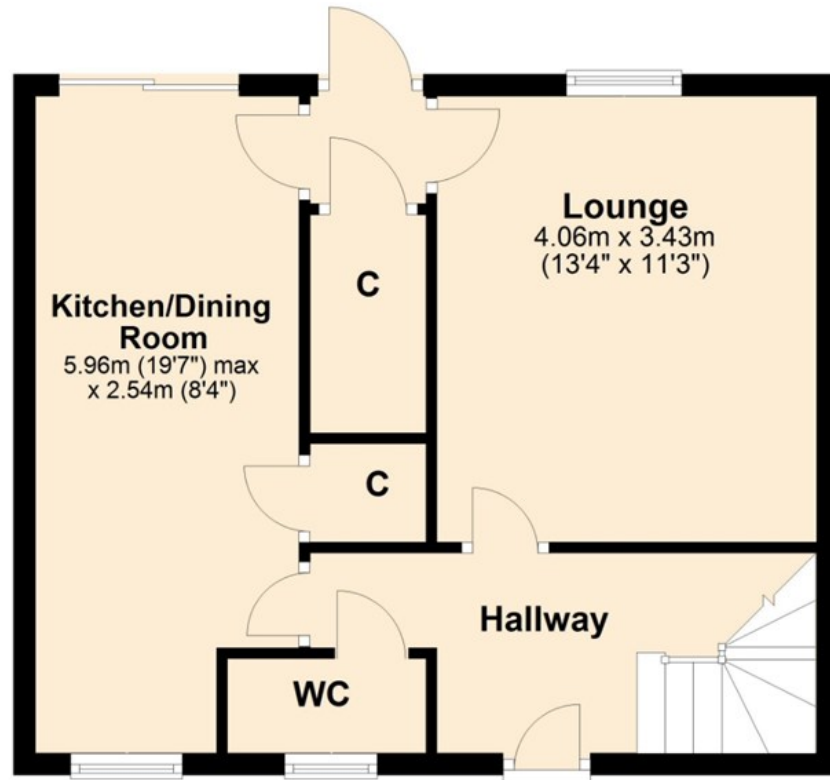
AGENTS NOTES

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

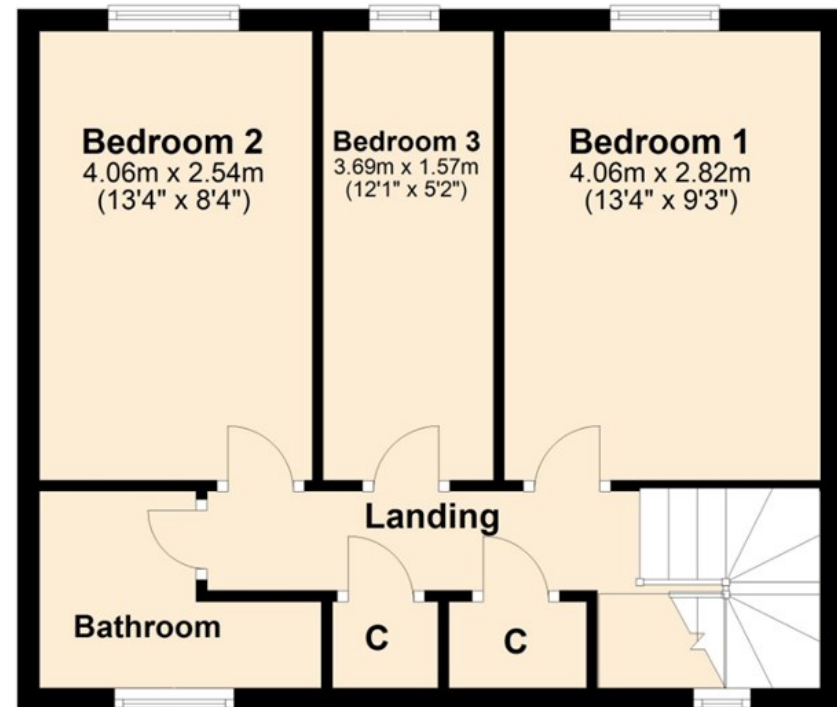
Ground Floor

Approx. 43.1 sq. metres (464.3 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



Total area: approx. 85.8 sq. metres (923.7 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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