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# Ringway, Briar Hill, NN4 8SQ

£220,000 Terraced

3 1 1



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

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## Property Summary

SPACIOUS FAMILY HOUSE. Jackson Grundy is pleased to offer to the market this well-proportioned terraced house.

## Features & Utilities

- ✓ Nicely Presented Family Home
- ✓ Well Proportioned Rooms
- ✓ Three Good Sized Bedrooms
- ✓ Gas Radiator Heating
- ✓ Double Glazing
- ✓ Low Maintenance Garden
- ✓ Communal Rear Parking Bays
- ✓ Highly Recommended



# Property Overview

SPACIOUS FAMILY HOUSE. Jackson Grundy is pleased to offer to the market this well-proportioned terraced house situated on a walkway making it safer for those with young family or pets and located on a popular development on the south side of town close to the ring road and M1, local schooling and riverside walks to Sixfields and town centre. Further benefits include gas central heating to radiators via a recently replaced boiler, uPVC double-glazing, replacement consumer unit and smart meters, and freshly decorated and replacement floor fittings within the last two years or so. Accommodation offers an entrance hall with storage cupboard, downstairs WC, kitchen, lounge/diner, landing, three good size bedrooms, bathroom, open plan front garden, and an enclosed rear garden with gate to rear communal parking area. Viewing is highly recommended to avoid missing out. EPC Rating: C. Council Tax Band: B

## ENTRANCE HALL

Composite double glazed entrance door. Radiator. Staircase rising to first floor landing with storage cupboard under.

## WC

High level obscure double glazed window to front elevation. Low level WC and pedestal wash hand basin. Tiled floor.

## LOUNGE 6.44m x 3.16m (21'1" x 10'4")

Double glazed windows to front and rear elevations. Radiator. Wood effect flooring.

## KITCHEN 3.00m x 3.36m (9'10" x 11')

Double glazed door and window to rear elevation. Radiator. Work surfaces. Single drainer one and a half bowl sink with mixer taps. Splash back tiling. Built in electric hob, oven and hood. Tiled floor.

## FIRST FLOOR LANDING

Access to loft space. Airing cupboard.

## BEDROOM ONE 3.97m x 2.82m (13' x 9'3")

Double glazed window to rear elevation. Radiator. Double wardrobe.

### **BEDROOM TWO 3.04m x 3.10m (9'11" x 10'2")**

Double glazed window to rear elevation. Radiator. Double wardrobe.

### **BEDROOM THREE 2.31m x 2.49m (7'6" x 8'2")**

Double glazed window to front elevation. Radiator. Storage cupboard housing gas fired boiler.

### **BATHROOM**

Obscure double glazed window to front elevation. Radiator. Suite comprising panelled bath with electric shower, low level WC and pedestal wash hand basin. Tiling to dado height.

### **OUTSIDE**

#### **FRONT GARDEN**

Open plan. Laid to lawn with steps down to entrance door.

#### **REAR GARDEN**

Two tiered lawned garden and picket fence around. Footpath to rear gate giving access to communal parking. Brick built shed. Outside socket. Water tap.

### **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 – Ask Agent

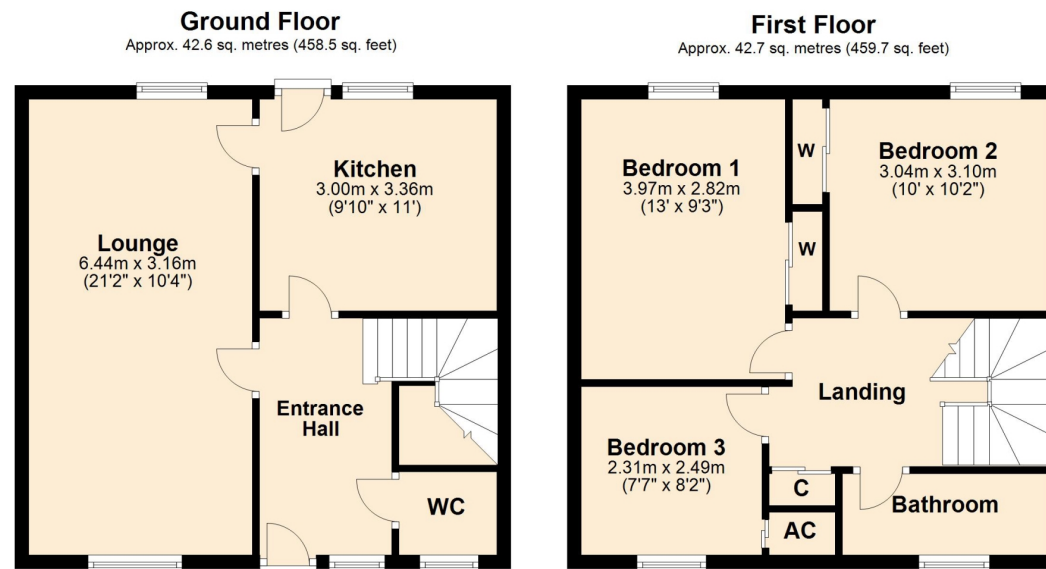
EPC Rating – C

Electricity Supply – Ask Agent  
Gas Supply – Ask Agent  
Water Supply – Ask Agent  
Sewerage Supply – Ask Agent  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Ask Agent  
Parking – Ask Agent  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Ask Agent  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – Ask Agent  
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



Total area: approx. 85.3 sq. metres (918.2 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](http://www.jacksongrundy.com)

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