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# Riverstone Way, Hunsbury Meadows, NN4 9QG

£250,000 Semi-Detached

2 1 1



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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

Call Us 01604 633122

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## Property Summary

JACKSON GRUNDY are pleased to offer to the market this well presented two bedroom semi-detached house benefitting from a driveway and garage, replacement combination boiler and consumer unit.

## Features & Utilities

- ✓ Modern Semi-Detached
- ✓ Two Double Bedrooms
- ✓ Re-Fitted Kitchen
- ✓ Enclosed Garden
- ✓ Driveway & Garage
- ✓ Highly Recommended



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# Property Overview

JACKSON GRUNDY are pleased to offer to the market this well presented two bedroom semi-detached house benefitting from a driveway and garage, replacement combination boiler and consumer unit. The property is located in a small close on this popular NN4 development on the south side of town close to the M1 motorway junctions and ring road with local amenities close by. The ground floor accommodation comprises entrance hall, living room with sliding doors to garden, re-fitted kitchen, first floor landing, two bedrooms and a bathroom. Outside is long tandem driveway with parking for up to three cars with a gate to the enclosed rear garden. EPC Rating: C. Council Tax Band: B.

## ENTRANCE HALL

Enter via composite door. Radiator. Tiled floor. Stairs to first floor.

## KITCHEN 3.00m x 2.24m (9'10" x 7'4")

Double glazed window to front elevation. Radiator. Wall mounted and base level units with worktops. One and a half bowl with mixer tap. Mosaic tiling. Built in washing machine, induction hob, electric oven and extractor hood. Replacement consumer unit. Tiled floor.

## LOUNGE 4.30m x 3.57m (14'1" x 11'9")

Patio doors to garden. Radiator.

## FIRST FLOOR LANDING

Access to loft space. Doors to:

## BEDROOM ONE 2.69m x 3.57m (8'10" x 11'9")

Double glazed window to rear elevation. Radiator.

## BEDROOM TWO 2.79m x 3.59m (9'2" x 11'9")

Double glazed window to front elevation. Radiator. Over stairs wardrobe. Airing cupboard housing replacement gas fired boiler.

## OUTSIDE

BATHROOM 1.92m x 1.69m (6'4 x 5'6)

Obscure double glazed window to side elevation. Radiator. Panel bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC.

### FRONT

Laid to lawn. Driveway providing off road parking. Side gate to garden.

### GARAGE

Single garage with up and over doors. Power and lighting.

### REAR

Paved patio and lawn with decked area at the rear. Enclosed with panel fencing and side gate to driveway.

### DRAFT DETAILS

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

### MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

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 – Parking, Driveway, Garage

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

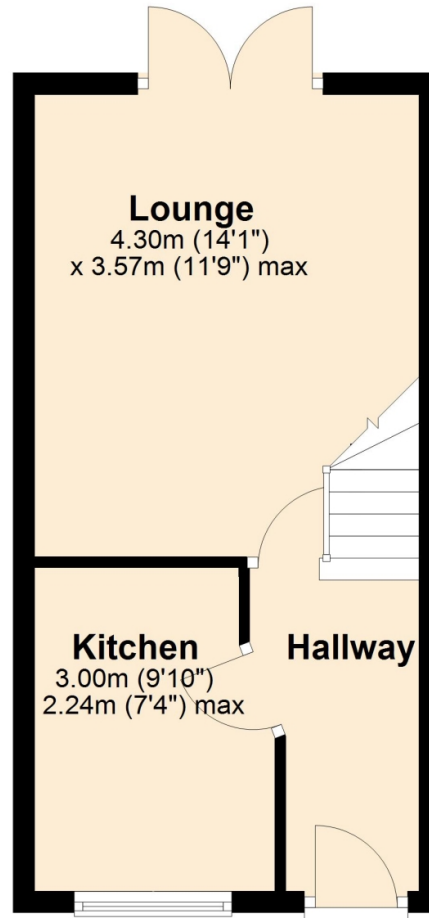
### AGENTS NOTES

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

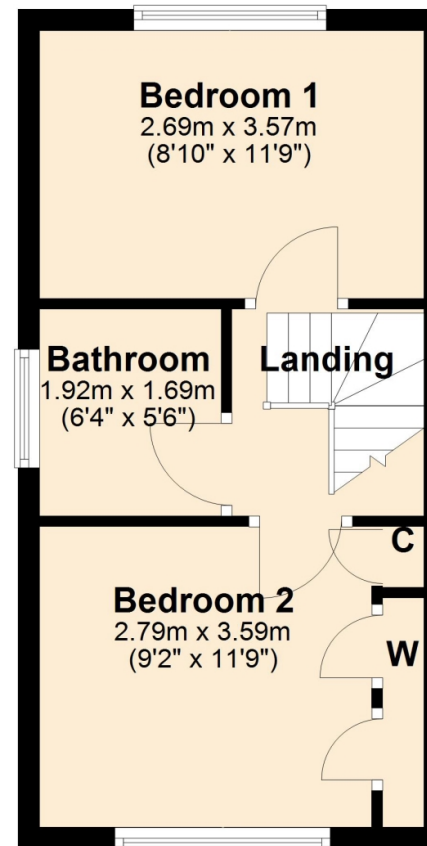
## Ground Floor

Approx. 26.4 sq. metres (284.7 sq. feet)



## First Floor

Approx. 26.4 sq. metres (284.7 sq. feet)



Total area: approx. 52.9 sq. metres (569.3 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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