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# Shakespeare Road, Northampton, NN1 3QG

£210,000 Terraced

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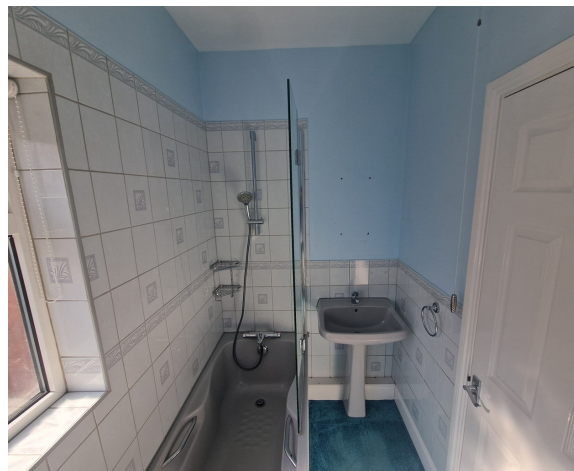
**Platinum Trusted  
Service Award**

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

Call Us 01604 633122

Email Us [northampton@jacksongrundy.co.uk](mailto:northampton@jacksongrundy.co.uk)







## Property Summary

Ideal as an investment or first-time purchase, this property is located within the central NN1 district, close to the town's historic Racecourse and with local amenities nearby.

## Features & Utilities

- ✓ Ideal Investment or First Purchase
- ✓ Close to Town Centre & Old Racecourse
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Three Bedrooms
- ✓ Cellar
- ✓ NO ONWARD CHAIN



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# Property Overview

Ideal as an investment or first-time purchase, this property is located within the central NN1 district, close to the town's historic Racecourse and with local amenities nearby. The accommodation is arranged over two floors and offers two reception rooms, a fitted kitchen, three bedrooms, a family bathroom and a basement. Outside, there is an enclosed rear garden with patio, lawn, and a useful metal shed. The property also benefits from gas central heating and double glazing throughout. EPC Rating: TBC. Council Tax Band: A.

## ENTRANCE HALL

Enter via a double glazed uPVC porch with partly glazed wooden inner door opening into the hallway. Radiator. Access to lounge, dining room and stairs rising to first floor landing.

## LOUNGE 3.28m x 3.25m (10'9" x 10'8")

uPVC double glazed window to front elevation. Radiator. Feature fireplace.

## DINING ROOM 3.59m x 3.38m (11'9" x 11'1")

uPVC double glazed window to rear elevation. Radiator. Gas fireplace. A door leads through to the kitchen area.

## KITCHEN 5.39m x 2.24m (17'8" x 7'4")

uPVC double glazed window and doors giving access to the rear garden and basement. Fitted with a range of wall mounted and base units with work surface over. Built in oven and gas hob. A one and a half bowl sink with mixer tap. The kitchen has a tiled floor and splashback areas. Additional feature includes the boiler.

## FIRST FLOOR LANDING

Provides access to all bedrooms and the bathroom.

## BEDROOM ONE 3.28m x 4.29m (10'9" x 14'1")

uPVC double glazed window to front elevation. Radiator. With the benefit of a shower and wash hand basin.

**BEDROOM TWO 3.52m x 2.53m (11'6" x 8'3")**

uPVC double glazed window to rear elevation. Radiator.

**BEDROOM THREE 3.51m x 2.27m (11'6" x 7'5")**

uPVC double glazed window to rear elevation. Radiator.

**BATHROOM 2.36m x 1.40m (7'9" x 4'7")**

uPVC double glazed window to side elevation. Radiator. A bath with shower over. Wash hand basin.

**CELLAR 3.28m x 3.26m (10'9" x 10'8")**

Stairs leading to cellar. Lighting.

**OUTSIDE****REAR GARDEN**

The enclosed rear garden offers a patio and lawned area together with a metal shed.

**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

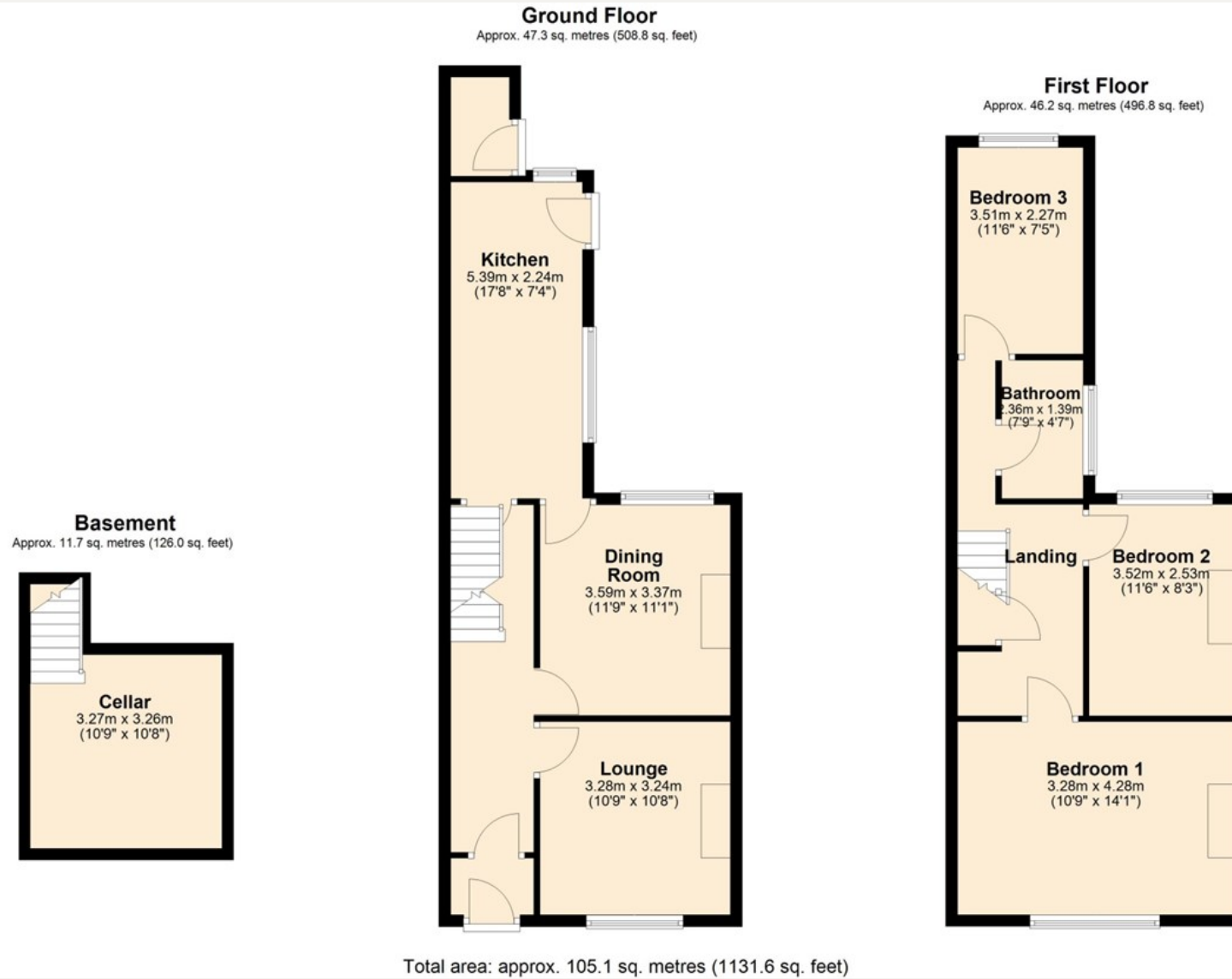
Electricity Supply – Mains

Gas Supply – Mains  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Gas Central Heating  
Parking – No Parking Available  
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





# 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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Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

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