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# St. Johns Avenue, Kingsthorpe, NN2 8QZ

£275,000 - Guide Price Semi-Detached

3 2 1



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Not Specified



Jackson Grundy Estate Agents - Kingsthorpe  
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## Property Summary

Jackson Grundy is delighted to bring to the market this lovely semi-detached property situated in this sought after Kingsthorpe location.

## Features & Utilities

- ✓ Semi Detached Property
- ✓ Three Bedrooms
- ✓ Two Bathrooms/Shower Room
- ✓ Extended to Ground Floor
- ✓ Open Plan Lounge
- ✓ Kitchen/Dining room
- ✓ Generous Garden
- ✓ Rear Pedestrian Access
- ✓ Off Road Parking
- ✓ Popular Location

# Property Overview

Jackson Grundy is delighted to bring to the market this lovely semi-detached property situated in this sought after Kingsthorpe location. The extended, generous accommodation offers a welcoming entrance porch, kitchen, lounge opening into the dining room, and a downstairs wet room to the ground floor. To the first floor you will find three bedrooms and the family bathroom. Externally you will find a private garden to the rear, and to the front, off road parking. Further benefits include double glazing throughout, gas central heating and ample storage. For more information, and to book your viewing please Jackson Grundy Kingsthorpe on (01604) 722197. EPC Rating: D Council Tax Band: C

## ENTRANCE HALL

uPVC double glazed entrance door. Tiled floor. Wooden window to side elevation. Door to:

## LOUNGE/DINING ROOM 7.85m x 4.80m (25'9" x 15'9")

uPVC double glazed window to front elevation and uPVC double glazed French doors to rear elevation. Two radiators. Built in cupboard. Door to:

## KITCHEN 3.73m x 5.11m (12'3" x 16'9")

uPVC double glazed window to rear elevation. uPVC double glazed door to side elevation. Radiator. Wall and base units. Sink and drainer. Space for cooker, dishwasher, fridge/freezer and washer/dryer. Door to:

## WETROOM

Soak-away floor. Shower, low level WC and pedestal wash hand basin. Hand rails. Radiator.

## FIRST FLOOR LANDING

Airing cupboard. Doors to:

## BEDROOM ONE 4.11m x 2.64m (13'6" x 8'8")

uPVC double glazed window to front elevation. Radiator. Built in wardrobe.

## BEDROOM TWO 2.92m x 2.59m (9'7" x 8'6")

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe.

### **BEDROOM THREE 3.25m x 1.88m (10'8" x 6'2")**

uPVC double glazed window to front elevation. Radiator. Built in cupboard.

### **BATHROOM**

uPVC double glazed window to rear elevation. Radiator. Suite comprising bath with shower over, pedestal wash hand basin and low level WC. Vinyl flooring. Tiled walls.

### **OUTSIDE**

#### **FRONT GARDEN**

Gravel and concrete driveway providing off road parking.

#### **REAR GARDEN**

Patio seating area. Lawn. Shed.

### **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 – Ask Agent

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – D

Electricity Supply – Mains

Gas Supply – Mains



Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Central Heating, Gas Central Heating, Gas Heating

Parking – Off-street, Driveway

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

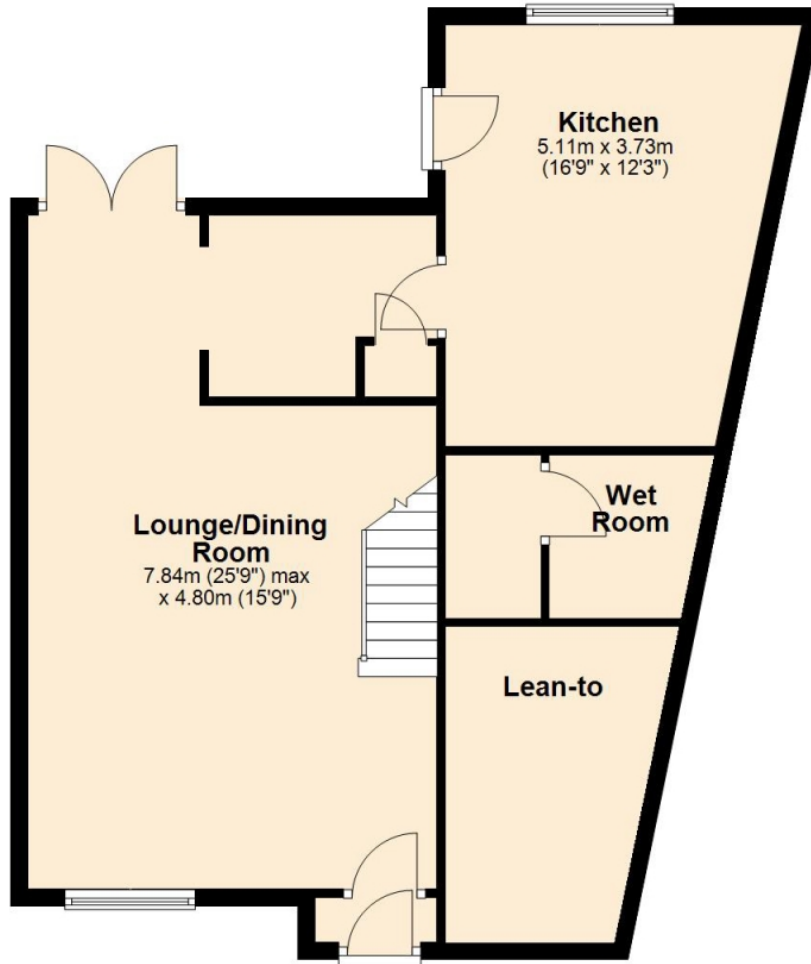
### AGENTS NOTES

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

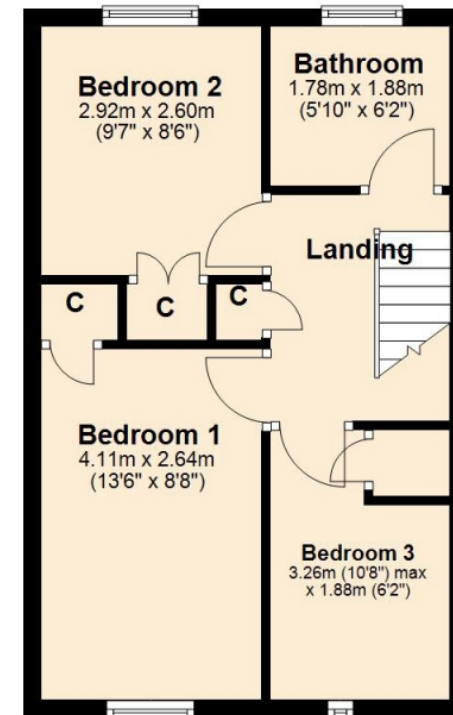
## Ground Floor

Approx. 72.6 sq. metres (781.6 sq. feet)



## First Floor

Approx. 35.7 sq. metres (383.7 sq. feet)



Total area: approx. 108.3 sq. metres (1165.3 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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