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# Stanhope Road, Queens Park, NN2 6JU

£210,000 - Offers Over Terraced



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Kingsthorpe  
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## Property Summary

Jackson Grundy is pleased to present this well presented, two-bedroom Victorian property in the sought after Queens Park close to local amenities.

## Features & Utilities

- ✓ NO ONWARD CHAIN
- ✓ Two Bedrooms
- ✓ Refitted Kitchen
- ✓ Terraced
- ✓ Lounge/Dining Room
- ✓ Refitted Bathroom
- ✓ Cellar
- ✓ Double Glazing
- ✓ Traditional Features
- ✓ Generous Garden

# Property Overview

Jackson Grundy is pleased to present this well presented, two-bedroom Victorian property in the sought after Queens Park close to local amenities. The generous accommodation briefly comprises welcoming entrance hall, lounge/dining room, kitchen and access to the cellar on the ground floor. To the first floor you will find two well-proportioned bedrooms and a refitted four-piece family bathroom. Externally you will find a generous private garden to the rear. Further benefits include double glazing throughout, a useful cellar for storage and gas central heating. EPC Rating: D. Council Tax Band: B.

## ENTRANCE

Composite front door. Stairs to first floor. Door to:

## LOUNGE/DINING ROOM 6.73m x 3.40m (22'1" x 11'2")

uPVC double glazed window to front elevation. uPVC double glazed rear door. Fireplace. Two Radiators. Solid wood floors. Door to:

## KITCHEN 3.59m x 2.29m (11'9" x 7'6")

uPVC double glazed window to side elevation. Base and wall mounted units. Gas cooker. Stainless steel extractor. Stainless steel one and a half sink with drainer. Wall unit housing boiler. Space for washing machine and fridge freezer. Tiled floor. Door to:

## CELLAR 3.16m x 4.27m (10'4" x 14')

Plastered cellar for storage. Space for dryer.

## FIRST FLOOR LANDING

Radiator. Doors leading to:

## BEDROOM ONE 3.18m x 4.33m (10'5" x 14'2")

uPVC double glazed window to front elevation. Fireplace. Radiator.

## BEDROOM TWO 3.40m x 2.62m (11'2" x 8'7")

uPVC double glazed window to rear elevation. Fireplace. Radiator.

### **BATHROOM 3.56m x 2.32m (11'8" x 7'7")**

uPVC double glazed window to rear elevation. Tiled floor and walls. Four piece suite consisting of free standing roll top bath, shower, low level WC and pedestal wash hand basin. Heated towel radiator.

### **OUTSIDE**

### **REAR GARDEN**

Mainly laid to lawn. Patio with sitting area. Fully enclosed with timber fencing and brick walls.

### **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 B

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 – Gas Central Heating

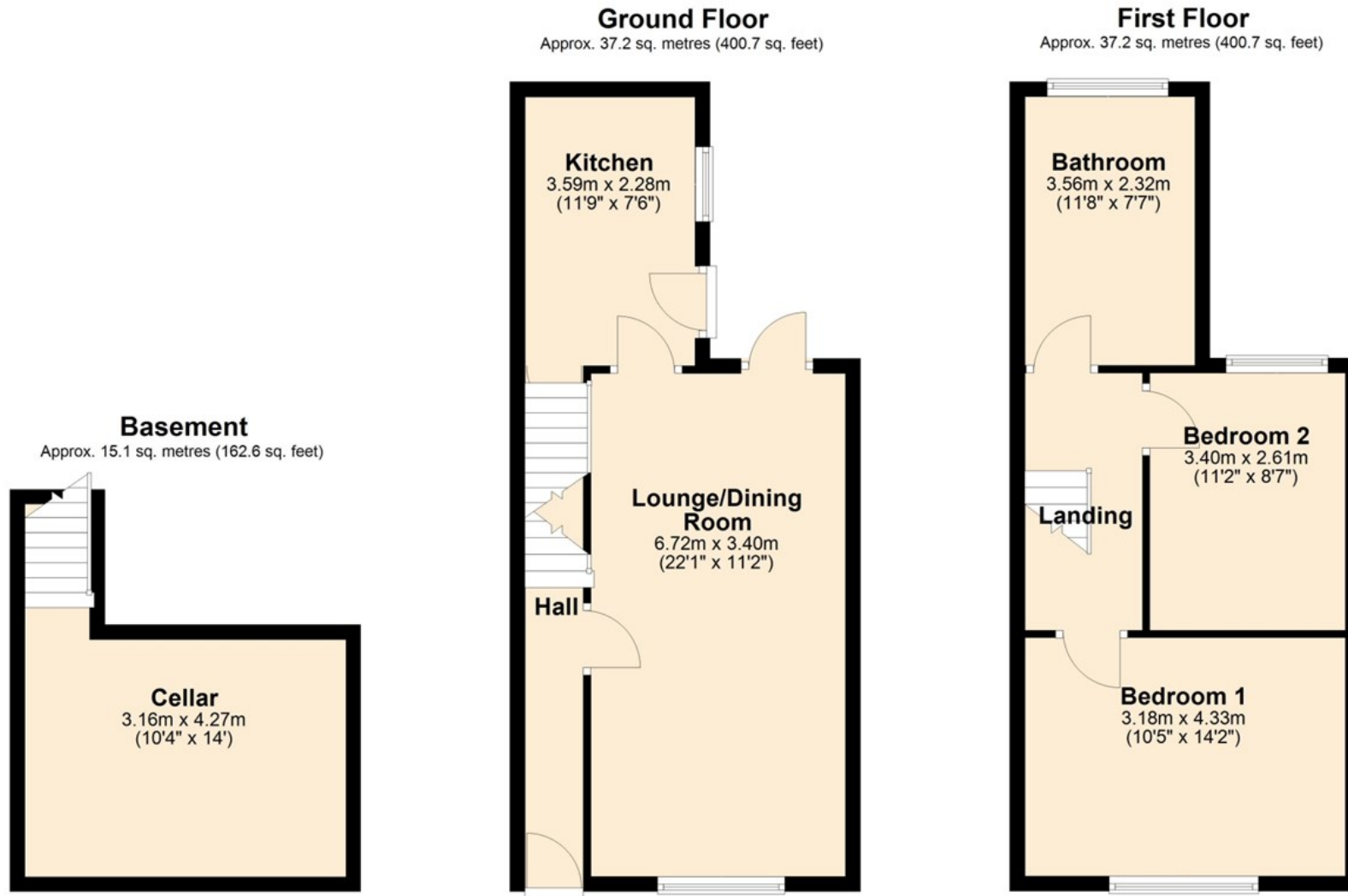
Parking – No Parking Available

EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – Ask Agent  
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



Total area: approx. 89.6 sq. metres (964.1 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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