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# Stanhope Road, Queens Park, NN2 6JX

£220,000 Terraced

2 1 1



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

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Department: Sales

Tenure: Not Specified







## Property Summary

Jackson Grundy is delighted to bring to the market this lovely, well presented two-bedroom mid terraced home situated in the sought after location of Queens Park, close to local amenities.

## Features & Utilities

- ✓ No Onward Chain
- ✓ Sought After Location
- ✓ Two Bedrooms
- ✓ Cellar
- ✓ Refitted Kitchen
- ✓ Lounge/Dining Room
- ✓ Double Glazing
- ✓ Gas Radiator heating
- ✓ Private Rear Garden
- ✓ Downstairs WC

## Property Overview

Jackson Grundy is delighted to bring to the market this lovely, well presented two-bedroom mid terraced home situated in the sought after location of Queens Park, close to local amenities. The accommodation in brief comprises of a welcoming entrance hall, large open plan lounge / dining room, kitchen, access to the cellar and separate W.C to the ground floor. To the first floor you will find two well-proportioned bedrooms and the family bathroom. Externally you will find a private, low maintenance rear garden. Further benefits include double glazing throughout, gas central heating and no onward chain. For more information and to book your viewing please call Jackson Grundy Kingsthorpe on (01604) 722197. EPC Rating: C. Council Tax Band: C

### HALL

Entrance to front into inner hallway. Wooden flooring. Staircase rising to first floor landing. Door to:

### LOUNGE/DINING ROOM 7.28m x 3.40m (23'10" x 11'1")

Double glazed bay fronted window to front elevation. Two radiators. Exposed floorboards. Door to the rear opening on to the rear garden.

### KITCHEN 5.51m x 2.39m (18' x 7'10")

Two double glazed windows to side elevation. Integrated cooking appliances. Base storage units with roll top work surfaces over. Stainless steel sink and drainer with mixer tap. Door to the rear.

### FIRST FLOOR LANDING

Doors to:

### BEDROOM ONE 3.15m x 4.32m (10'4" x 14'2")

Two double glazed windows to front elevation. Radiator.

### BEDROOM TWO 3.40m x 2.69m (11'1" x 8'9")

Double glazed window to rear elevation. Radiator.

## BATHROOM

Obscured window to the rear elevation. A four-piece suite comprising low level WC, wash hand basin, bath and separate shower cubicle.

## OUTSIDE

## REAR GARDEN

Private rear garden. Mainly laid to lawn. Enclosed by a combination of timber fencing and brick built retaining walls. (fence is yet to be erected to divide the garden from the neighbouring property). This information would need to be verified by your chosen legal representative.

## 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 – Ask Agent

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

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 – Central 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

Rights and Easements – Ask Agent

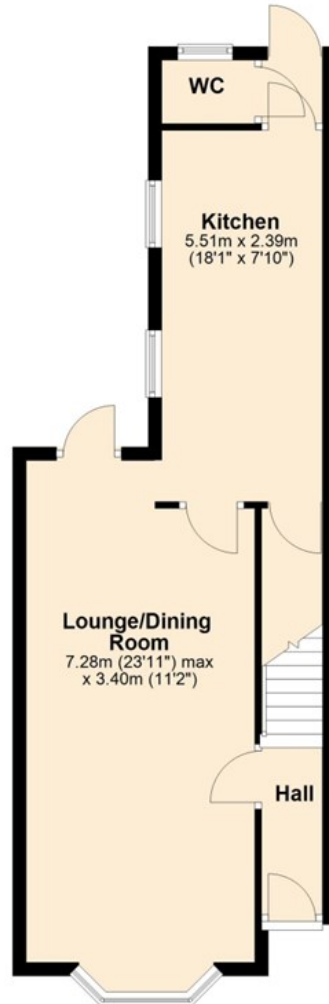
### **AGENTS NOTES**

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

## Ground Floor

Approx. 45.8 sq. metres (493.4 sq. feet)



## First Floor

Approx. 37.8 sq. metres (407.4 sq. feet)



Total area: approx. 83.7 sq. metres (900.8 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.

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