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# Telford Street, Upton, NN5 4EU

£270,000 Terraced

3 2 1



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



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## Property Summary

Jackson Grundy are delighted to welcome to the market this well presented three bedroom terraced property in Upton. The accommodation comprises entrance hall, WC, lounge and kitchen/dining room.

## Features & Utilities

- ✓ Kitchen/Dining Room
- ✓ Parking For Two Vehicles
- ✓ Gas Radiator Heating
- ✓ Double Glazing
- ✓ En-Suite
- ✓ Well Presented
- ✓ Downstairs WC



# Property Overview

Jackson Grundy are delighted to welcome to the market this well presented three bedroom terraced property in Upton. The accommodation comprises entrance hall, WC, lounge and kitchen/dining room. Upstairs there are three bedrooms and a family bathroom with the main bedroom benefitting from an en-suite shower room. Further benefits include low maintenance rear garden, allocated parking for two vehicles and gas central heating. EPC Rating: C. Council Tax Band: C.

## HALLWAY x ( x )

Composite front door. Radiator. Under-stairs cupboard. Wood effect flooring. Doors adjoining:

## LOUNGE 5.21m x 3.44m (17'1" x 11'3")

Double glazed window to front elevation. Radiator. Wood effect flooring.

## WC

Suite comprising wash hand basin with mixer tap and WC in vanity unit. Radiator. Wood effect flooring. Extractor.

## KITCHEN/DINING ROOM 3.10m x 5.75m (10'2" x 18'10")

Double glazed window to rear elevation and uPVC French doors leading to garden. One and a half stainless steel sink with mixer tap. Integrated fridge freezer, dishwasher and washing machine. Gas hob with extractor over. Oven and grill. Tiled floor and splash back areas.

## FIRST FLOOR LANDING

Access to loft space via ladder. Airing cupboard. Doors adjoining:

## BEDROOM ONE 3.96m x 3.58m (12'12" x 11'9")

Hardwood double glazed window to front elevation. Radiator. Built in wardrobes. Door to en-suite.

## EN-SUITE

Wash hand basin with mixer tap in vanity unit. WC. Shower cubicle with sliding door. Heater. Tiled splash back areas. Wood effect flooring.

### **BEDROOM TWO 3.20m x 3.35m (10'6" x 10'12")**

Hardwood double glazed window to rear elevation. Radiator.

### **BEDROOM THREE 3.47m x 2.30m (11'5" x 7'7")**

Hardwood double glazed window to rear elevation. Radiator.

### **BATHROOM**

Obscure hardwood double glazed window to front elevation. Radiator. Suite comprising panelled bath with shower over, WC and pedestal wash hand basin with mixer tap. Extractor. Tiled splash back areas and floor. Storage cupboard.

### **OUTSIDE**

#### **REAR GARDEN**

Enclosed rear garden with panel fencing and brick wall. Rear access. Patio. Partial borders. Shed.

#### **PARKING**

Parking to rear for two vehicles.

### **MATERIAL INFORMATION**

Type – Terraced

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – C

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains



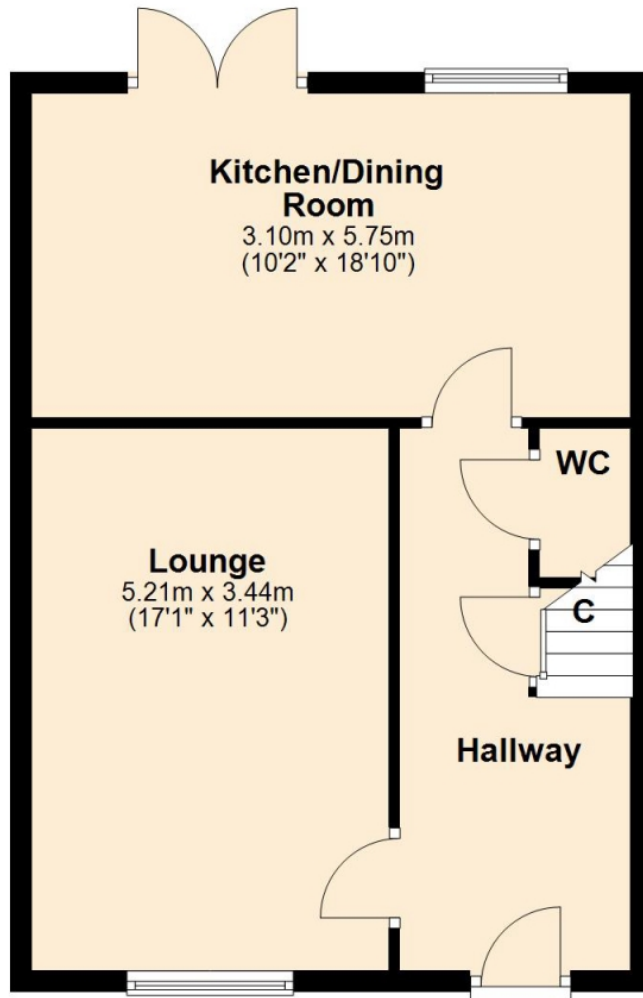
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Gas Central Heating  
Parking – Off-street  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Ask Agent  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – Ask Agent  
Rights and Easements – Ask Agent

### AGENTS NOTES

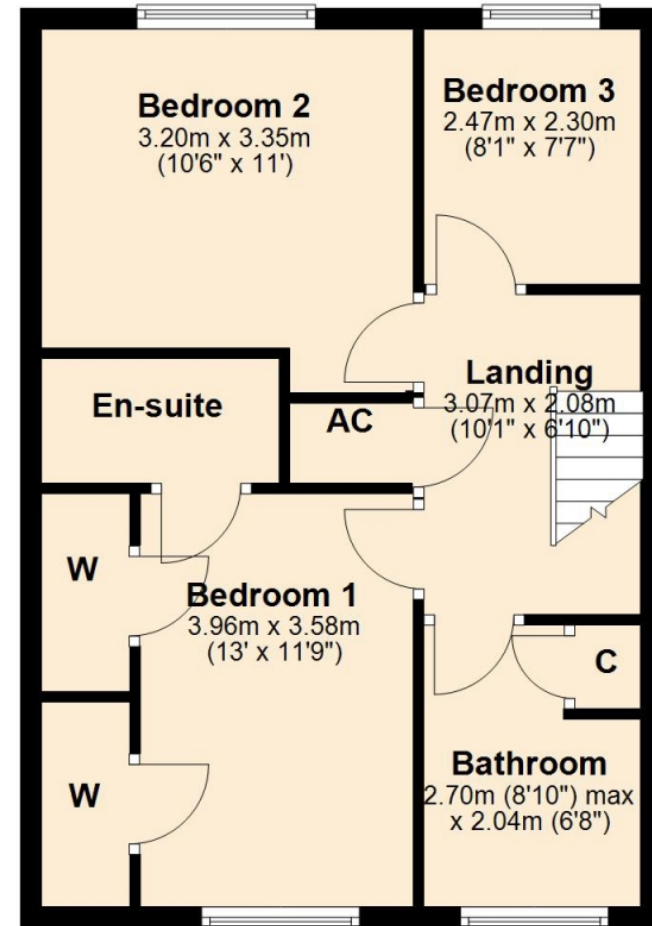
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser 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



## First Floor







# 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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