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# The Drive, Phippsville, NN1 4SJ

£280,000 Terraced

3 1 2



**Platinum Trusted Service Award**

Based on service ratings over the past year

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Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Kingsley  
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## Property Summary

Jackson Grundy are proud to offer for sale this well presented three bedroom extended family home in Phippsville.

## Features & Utilities

- ✓ Three Bedrooms
- ✓ No Upper Chain
- ✓ Double Garage
- ✓ Front & Rear Gardens
- ✓ Gas Radiator Heating
- ✓ Extended



# Property Overview

Jackson Grundy are proud to offer for sale this well presented three bedroom extended family home in Phippsville. In brief the home comprises extended kitchen/dining room, lounge and dining room. The first floor offers three bedrooms and a family bathroom. Outside benefits from a front garden and a private rear garden with double garage to the rear. The home is available with no upper chain – call now to book your viewing! EPC Rating: D. Council Tax Band: C

## HALLWAY

uPVC double glazed entrance door. Obscure double glazed window to front elevation. Meter cupboard. Staircase rising to first floor landing with cupboard under. Doors to:

## LOUNGE 3.41m x 3.96m (11'2" x 12'11")

Stained glass bay window to front elevation. Radiator. Feature fireplace. Doors to:

## DINING/FAMILY ROOM 6.70m x 3.21m (21'11" x 10'6")

Extended. Radiator. Feature fireplace. Double glazed French doors to rear elevation. Door to hallway.

## KITCHEN/BREAKFAST ROOM 5.59m x 2.95m (18'4" x 9'8")

Double glazed window to rear elevation. uPVC door to garden. A range of wall and base units. Integrated dishwasher, microwave, oven and electric hob. Radiator. uPVC door to garden. Space for dining furniture.

## FIRST FLOOR LANDING

Access to loft space. Doors to:

## BEDROOM ONE 3.41m x 3.89m (11'2" x 12'9")

Double glazed stained glass bay window to front elevation. Radiator. Built in cupboard.

## BEDROOM TWO 3.40m x 3.58m (11'1" x 11'8")

Double glazed window to rear elevation. Two built in cupboards.

### **BEDROOM THREE 2.30m x 1.88m (7'6" x 6'2")**

Double glazed window to rear elevation. Radiator.

### **SHOWER ROOM**

Obscure double glazed window to rear elevation. Radiator. Suite comprising vanity sink, low level WC and shower unit. Boiler.

### **OUTSIDE**

#### **FRONT GARDEN**

Fully paved.

#### **REAR GARDEN**

Paved area. Path to end. Laid to lawn. Mature borders. Door to garage. Gate to service road.

#### **DOUBLE GARAGE**

Up and over door. Brick built. Power connected.

### **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 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 – Garage, Double Garage  
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

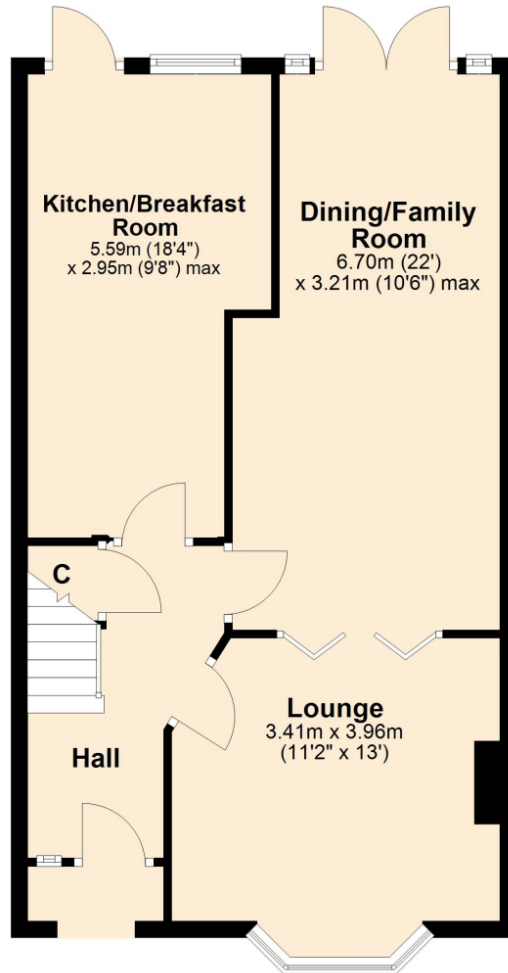
### AGENTS NOTES

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

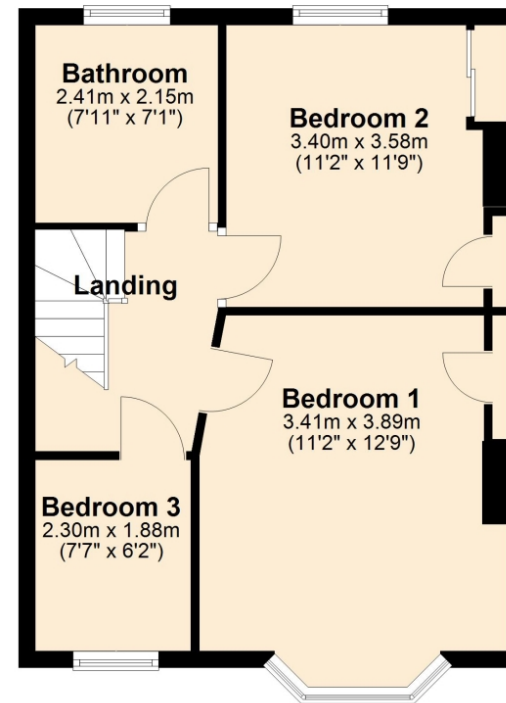
## Ground Floor

Approx. 58.5 sq. metres (629.5 sq. feet)



## First Floor

Approx. 43.3 sq. metres (466.1 sq. feet)



Total area: approx. 101.8 sq. metres (1095.6 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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