



[www.jacksongrundy.com](http://www.jacksongrundy.com)

# Thirlestane Road, Far Cotton, NN4 8HD

£215,000 Terraced

2 1 1



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122

Email Us [northampton@jacksongrundy.co.uk](mailto:northampton@jacksongrundy.co.uk)







## Property Summary

OVERSIZED GARAGE. A chance has arisen to acquire this two bedroom terraced house ideal as an investment or for those looking for their first home. The house is situated within a mile of the Town Centre with local amenities close by.

## Features & Utilities

- ✓ Ideal Investment or First Purchase
- ✓ Close To Town Centre
- ✓ Large Kitchen
- ✓ Utility & WC
- ✓ Gas Radiator Heating
- ✓ Two Bedrooms
- ✓ Four Piece Bathroom
- ✓ Oversized garage At Rear
- ✓ Highly Recommended

# Property Overview

OVERSIZED GARAGE. A chance has arisen to acquire this two bedroom terraced house ideal as an investment or for those looking for their first home. The house is situated within a mile of the Town Centre with local amenities close by. Accommodation offers a hallway, lounge open plan dining room, large fitted kitchen, utility lobby with WC, first floor landing, two bedrooms, four piece bathroom. Outside is a town house style rear garden with courtesy door to an oversized garage with double up and over door, accessed via a rear service road. EPC Rating: TBC. Council Tax Band: A Entrance via timber door.

## LOUNGE/DINING ROOM 7.07m x 4.31m (23'2 x 14'2)

Double glazed windows to front and rear elevations. Radiator. Two chimney breasts and alcoves. Staircase rising to first floor landing and living space under. Wood laminate flooring.

## KITCHEN 5.22m x 2.44m (17'2 x 8')

Two double glazed windows and double glazed door to side elevation. Wall and base units. Work surfaces. Single drainer stainless steel sink unit. Gas hob, electric oven and extractor hood. Wall mounted gas fired boiler. Radiator.

## UTILITY & WC

Obscure window to side elevation. Radiator. Low level WC. Space for white goods.

## FIRST FLOOR LANDING

Radiator. Over-stairs cupboard.

## BEDROOM ONE 3.31m x 4.33m (10'10 x 14'3)

Two double glazed windows to front elevation. Radiator. Chimney breast and alcove.

## BEDROOM TWO 3.62m x 2.61m (11'11 x 8'7)

Double glazed window to rear elevation. Radiator. Chimney breast and alcoves.

### **BATHROOM 3.30m x 2.40m (10'10 x 7'11)**

Obscure double glazed window to rear elevation. Radiator. Four piece suite comprising panelled bath, shower cubicle, wash hand basin and low level WC.

### **OUTSIDE**

### **REAR GARDEN**

Concrete patio and lawn. Enclosed walling and fencing. Courtesy door to.

### **GARAGE/STORE**

(19'6 x 14'0) Double up and over door. Double glazed door and window to garden.

### **MATERIAL INFORMATION**

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas Radiators

Parking – Yes

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

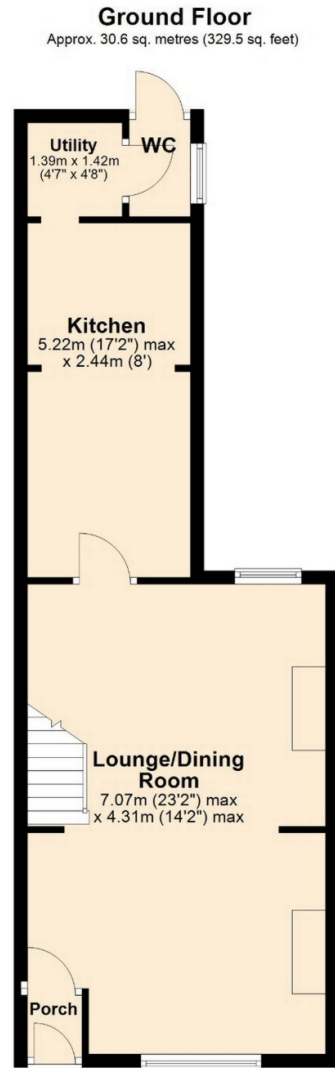
### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

### AGENTS NOTES

i Viewings by appointment only through Jackson Grundy 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



Total area: approx. 69.3 sq. metres (745.7 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)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

**Jackson Grundy Estate Agents - Northampton**

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

**Call Us** 01604 633122

**Email Us** [northampton@jacksongrundy.co.uk](mailto:northampton@jacksongrundy.co.uk)

