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Tiller Way, Pineham Lock, Northampton, NN4 9DE

£230,000 End of Terrace

2 2 1



**Platinum Trusted
Service Award**

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over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

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Property Summary

A DAVID WILSON BUILT modern property situated on the ever popular 'Pineham Locks' development which adjoins the towpath of the GRAND UNION CANAL on the southern outskirts of the town.

Features & Utilities

- ✓ Popular Pineham Locks Development
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Two Double Bedrooms
- ✓ Open Plan Living
- ✓ Secure Off Road Parking
- ✓ Westerly Facing Garden

Property Overview

A DAVID WILSON BUILT modern property situated on the ever popular 'Pineham Locks' development which adjoins the towpath of the GRAND UNION CANAL on the southern outskirts of the town. The property benefits from double glazing and gas central heating and comprises entrance hall, open plan living kitchen with an offset cloakroom/WC. To the first floor is a landing with loft access, two double bedrooms and a bathroom. Outside, the front is low maintenance behind loop-top railings with a side gate to an enclosed garden with decked seating area and a gate through to allocated parking bay in a secure gated residents' carpark. HIGHLY RECOMMENDED. EPC Rating: C. Council Tax Band: C

We have been advised of the following: Estate Management Charges: – Midland Heart – £399.72 per annum & Rendall & Rittner – £275.64 per annum. This information would need to be verified by your chosen legal representative.

ENTRANCE HALL

Enter via composite door. Stairs rising to first floor landing. Radiator.

LIVING SPACE 8.08m x 3.10m (26'6" x 10'2")

Including Kitchen Area

Double glazed windows to front and side elevations. Radiator. Understairs cupboard. Tiled flooring. Open plan to: –

KITCHEN

Double glazed window to front elevation. Double glazed door to garden. Radiator. Fitted with a range of base and eye level units with worktop surfaces over incorporating stainless steel single drainer sink unit. Tiled splash back areas. Built in electric oven and gas hob with extractor over. Built in dishwasher. Tiled flooring.

DOWNSTAIRS CLOAKROOM/WC 2.87m x 0.97m (9'5" x 3'2")

Obscure double glazed window to rear elevation. Radiator. Suite comprising low level WC and pedestal wash hand basin. Base and eye level storage cupboard with worktop over. Extractor fan. Tiled flooring.

FIRST FLOOR LANDING

Radiator. Access to loft space. Doors to: –

BEDROOM ONE 4.17m x 3.00m (13'8" x 9'10") Maximum

Double glazed window to rear elevation. Radiator. Overstairs storage cupboard housing pressurised hot water cylinder. Wardrobe recess. Wood laminate flooring.

BEDROOM TWO 4.17m x 2.95m (13'8" x 9'8") Maximum

Two double glazed windows to rear elevation. Radiator. Overstairs cupboard. Wardrobe recess.

BATHROOM 1.98m x 1.96m (6'6" x 6'5")

Obscure double glazed window to side elevation. Radiator. Suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Shaver point. Extractor fan.

FRONT GARDEN

Low maintenance frontage set behind loop top railings.

REAR GARDEN

Paved and lawned. Timber decked seating area. Courtesy gate to secure parking area accessed via electric gates.

SECURE PARKING

Allocated parking bay letter 'B'.

FURTHER INFORMATION

We have been advised of the following: –

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MATERIAL INFORMATION

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

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

Water Supply – Ask Agent

Sewage Supply – Ask Agent

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

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

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

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).

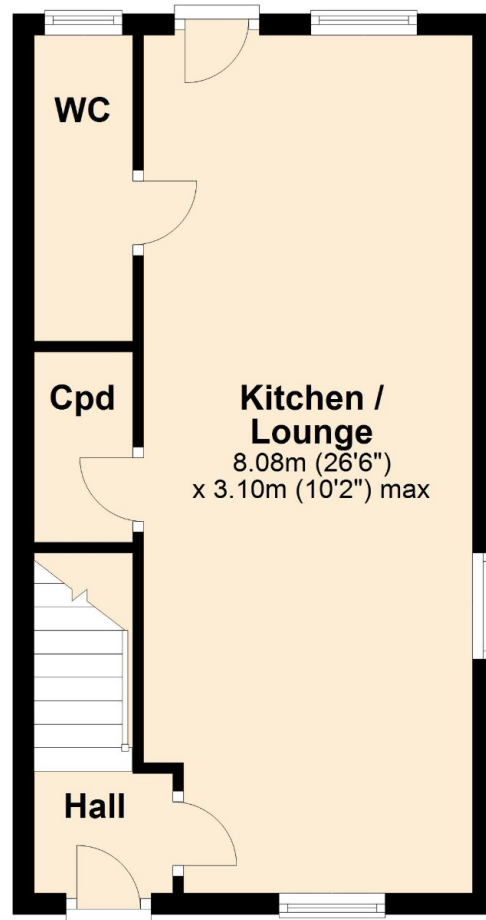
AGENTS NOTES

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

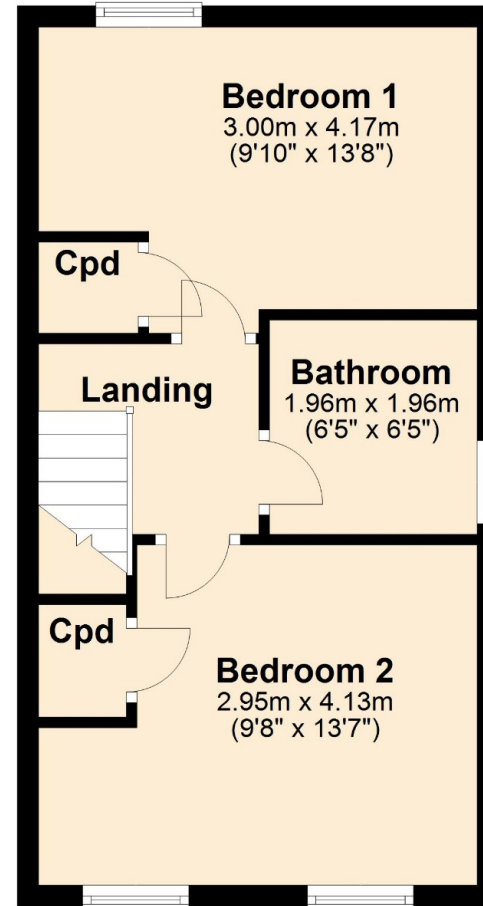
Ground Floor

Approx. 33.3 sq. metres (359.0 sq. feet)



First Floor

Approx. 33.0 sq. metres (354.8 sq. feet)



Total area: approx. 66.3 sq. metres (713.8 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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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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