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# Upland Road, Headlands, NN3 2QQ

£250,000 Semi-Detached

3 1 3



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



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## Property Summary

Offered to the market in great condition throughout is this attractive three bedroom semi detached home, benefiting from driveway parking and a generously sized rear garden. The property is an ideal choice for families and first time buyers.

## Features & Utilities

- ✓ Driveway
- ✓ Large Garden
- ✓ Non-Standard Construction
- ✓ Three Bedrooms
- ✓ Gas Central Heating
- ✓ Popular Location

# Property Overview

Offered to the market in great condition throughout is this attractive three bedroom semi detached home, benefiting from driveway parking and a generously sized rear garden. The property is an ideal choice for families and first time buyers.

The ground floor comprises welcoming entrance hall, living room and dining room and fitted kitchen. Further ground floor benefits include a bright sunroom overlooking the rear garden and a convenient downstairs WC.

To the first floor are three well proportioned bedrooms, all served by a recently fitted modern shower room.

Externally, the property enjoys driveway parking to the front, while to the rear is a well maintained and large garden, offering excellent outdoor space and further benefiting from useful side access ideal for families, entertaining or future potential.

An internal viewing is highly recommended.

EPC Rating: TBC. Council Tax Band: A.

## GROUND FLOOR

### HALLWAY

### LOUNGE

### DINING ROOM

### SUN ROOM

### WC

## FIRST FLOOR

**LANDING**

**BEDROOM ONE**

**BEDROOM TWO**

**BEDROOM THREE**

**SHOWER ROOM**

**OUTSIDE**

**FRONT GARDEN**

**DRIVEWAY**

**REAR GARDEN**

**MATERIAL INFORMATION**

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band A

EPC Rating – Ask Agent

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

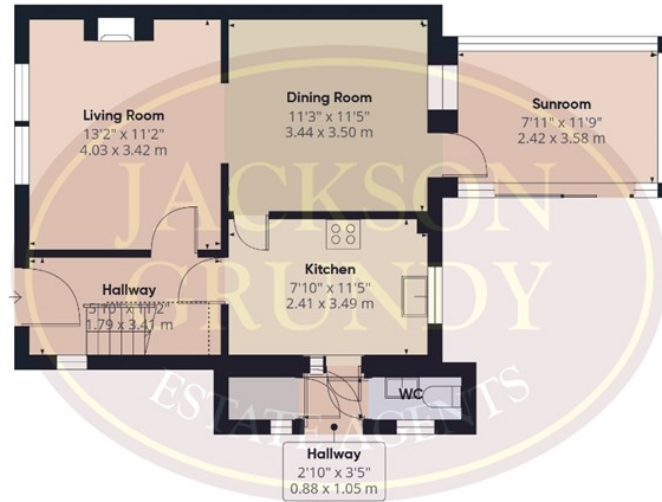
Sewerage Supply – Mains

Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Gas Central Heating  
Parking – Parking, Driveway  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – Ask Agent  
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



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

975 ft<sup>2</sup>

90.6 m<sup>2</sup>

Reduced headroom

15 ft<sup>2</sup>

1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# 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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