



www.jacksongrundy.com

Wansford Walk, Thorplands Brook, NN3 8YF

£200,000 Terraced



Platinum Trusted Service Award

Based on service ratings over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Weston Favell
11 Weston Favell Centre, Northampton, NN3 8JZ

Call Us 01604 784990
Email Us westonfavell@jacksongrundy.co.uk





Property Summary

Jackson Grundy are pleased to bring to the market this well presented and spacious two bedroom terrace with refitted kitchen/dining room and lounge. The first floor has two bedrooms and a family bathroom with separate WC.

Features & Utilities

- ✓ Refitted Kitchen/Dining Room
- ✓ Refitted Combination Boiler
- ✓ Two Double Bedrooms
- ✓ Excellent Home For A First Time Buyer
- ✓ Close To A43/A45
- ✓ Close To Local Amenities

Property Overview

Jackson Grundy are pleased to bring to the market this well presented and spacious two bedroom terrace with refitted kitchen/dining room and lounge. The first floor has two bedrooms and a family bathroom with separate WC. The rear has an enclosed garden with decked area. Further benefits include uPVC double glazed windows and doors and a gas combination boiler. The property would make an excellent home for a first time buyer. Please call today to arrange an internal inspection. EPC Rating: C. Council Tax Band: A

PORCH

Composite entrance door. Cupboard. Tiled floor. Timber framed door with obscure glass to hall.

HALLWAY

Radiator. Staircase rising to first floor landing. Thermostat.

KITCHEN/DINING ROOM 3.05m x 4.88m (10'0 x 16'0)

Two uPVC double glazed windows to front elevation. Wall and base units. Roll top work surfaces. Composite sink and drainer. Four ring gas hob, extractor and oven. Wood panelling.

LOUNGE 3.05m x 5.79m (10'0 x 19'0)

uPVC double glazed window to rear elevation. Radiator. Timber framed door.

FIRST FLOOR LANDING

uPVC double glazed window to rear elevation. Radiator. Doors to:

BEDROOM ONE 3.05m x 3.96m (10'0 x 13'0)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM TWO 3.05m x 3.05m (10'0 x 10')

uPVC double glazed window to front elevation. Radiator.

BATHROOM 1.52m x 1.83m (5'0 x 6'0)

Frosted uPVC double glazed window to front elevation. Panelled bath with shower over and glass screen. Tiling to splash back areas.

WC

Frosted uPVC double glazed window to front elevation. Low level WC.

OUTSIDE

FRONT GARDEN

Steps leading to front door. Lawn with shrub borders.

REAR GARDEN

Decked area. Lawn. Panelled fence boundary. Brick built storage cupboard.

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

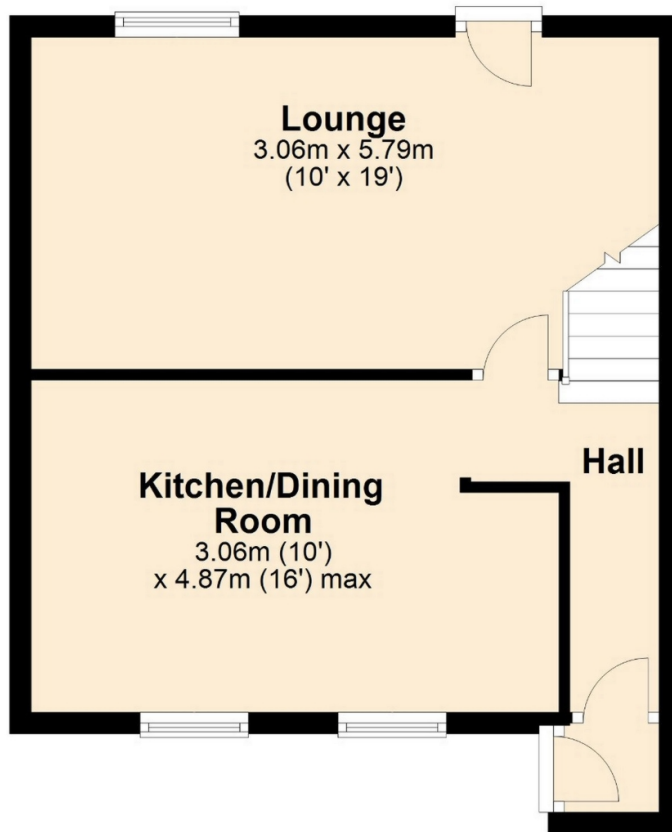
At the time of print, these particulars are awaiting approval from the Vendor(s).

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

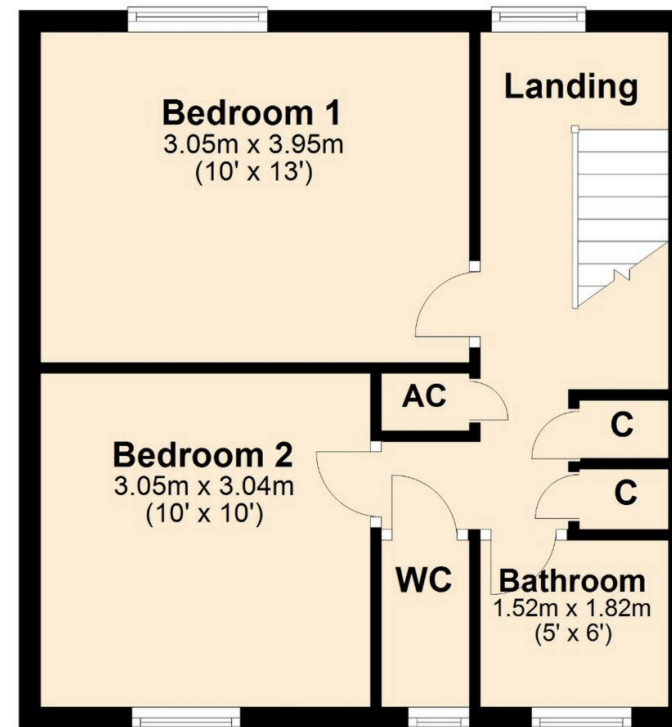
Ground Floor

Approx. 36.8 sq. metres (395.7 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.6 sq. feet)



Total area: approx. 72.7 sq. metres (782.3 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

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 - Weston Favell
11 Weston Favell Centre, Northampton, NN3 8JZ

Call Us 01604 784990
Email Us westonfavell@jacksongrundy.co.uk

