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# Washington Street, Kingsthorpe Village, Northampton, NN2 6NN

£230,000 Terraced

2 1 1



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Kingsthorpe  
66 Harbrough Road, Kingsthorpe, Northampton, NN2 7SH

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## Property Summary

Jackson Grundy is delighted to bring to the market, this beautifully presented two-bedroom Victorian home situated in the highly desirable, and much sought after Kingsthorpe village.

## Features & Utilities

- ✓ Sought After Location
- ✓ Two Double Bedrooms
- ✓ Cellar
- ✓ Double Glazing
- ✓ Gas Radiator Heating
- ✓ Landscaped Rear Garden
- ✓ Refitted Kitchen
- ✓ Four Piece Bathroom
- ✓ Lounge/Dining Room
- ✓ Immaculately Presented

# Property Overview

Jackson Grundy is delighted to bring to the market, this beautifully presented two-bedroom Victorian home situated in the highly desirable, and much sought after Kingsthorpe village. The well-appointed accommodation comprises of a welcoming entrance hall, lounge / dining room, kitchen and access to the cellar to the ground floor. To the first floor you will find two well-proportioned double bedrooms and the four piece family bathroom. Externally to the rear you will find a private, well-kept landscaped rear garden. Further benefits include gas central heating, double glazing throughout, and a generous cellar. For more information and to book your viewing, please call Jackson Grundy Kingsthorpe on (01604) 722197. EPC Rating: D. Council Tax Band: B

## ENTRANCE

Composite door on entry into inner hallway with access to the lounge. Hardwood flooring. Radiator.

## LOUNGE/DINING ROOM 6.77m x 3.35m (22'3 x 11'0)

Double glazed windows to the front and rear elevations. Gas feature fireplace. Two radiators.

## KITCHEN 3.19m x 2.36m (10'6 x 7'9)

Double glazed windows to the rear and side elevations. Double glazed door to side opening on to the rear garden. Laminate flooring. Integrated cooking appliances. Access to cellar. A range of wall and base units with roll top work surfaces. One and half sink with mixer tap and drainer.

## CELLAR

Lighting. Radiator. Double glazed obscured hatch window to front elevation.

## FIRST FLOOR LANDING

Access to rooms. Loft access.

## BEDROOM ONE 3.15m x 4.24m (10'4 x 13'11)

Two double glazed windows to front elevation. Laminate flooring. Radiator.

## **BEDROOM TWO 3.50m x 2.49m (11'6 x 8'2)**

Double glazed window to rear elevation. Laminate flooring. Radiator.

## **BATHROOM**

Obscured double glazed window to rear elevation. Storage cupboard. A four-piece bathroom suite to include shower cubicle, bath, low level W.C and wash hand basin. Radiator.

## **OUTSIDE**

## **REAR GARDEN**

A private, landscaped rear garden, enclosed by timber fencing. Rear pedestrian access. Artificial lawn and patio seating area.

## **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 – No

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**

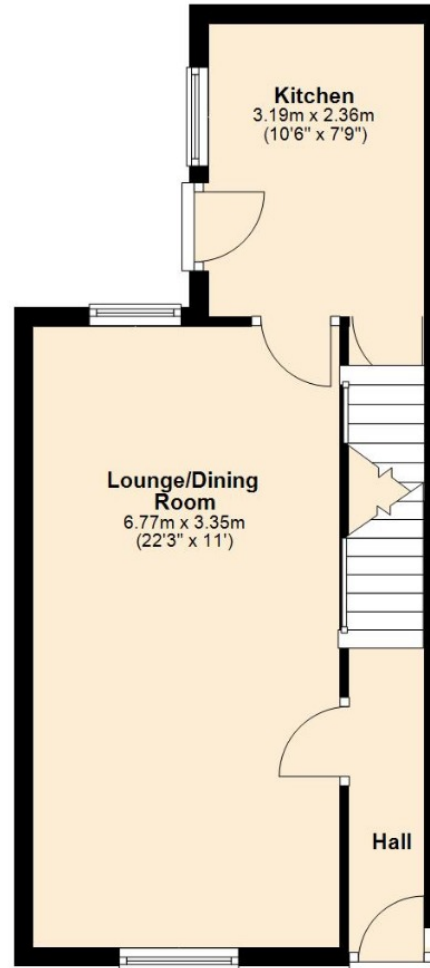
At the time of print, these particulars are awaiting approval from the Vendor(s).

### **AGENTS NOTES**

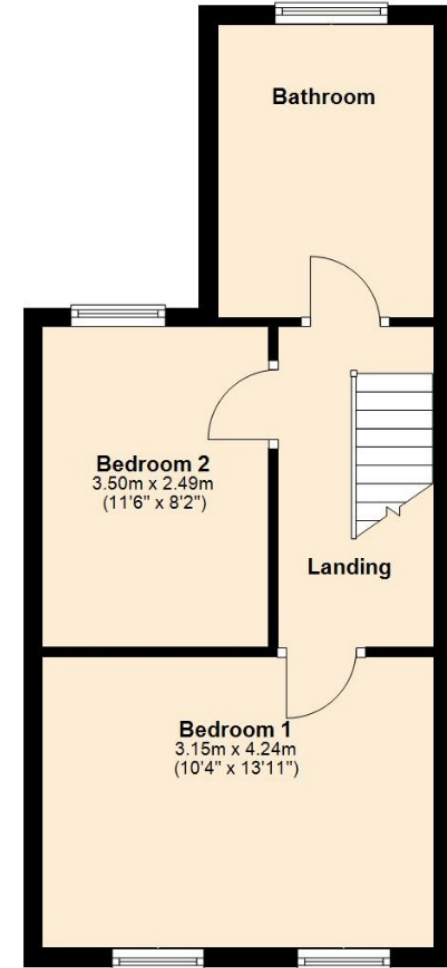
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending 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

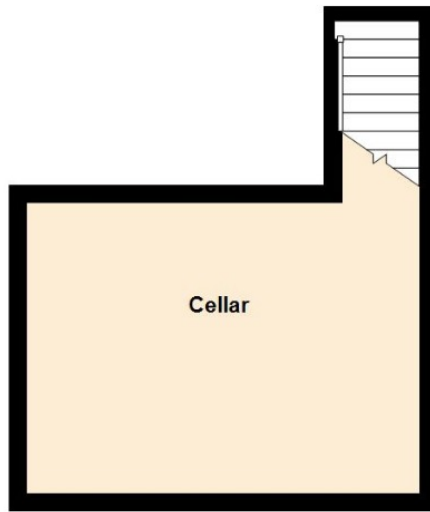
Ground Floor



First Floor



Basement



Total area: approx. 88.3 sq. metres (950.8 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.

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

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