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Whiston Road, Kingsthorpe, Northampton, NN2 7RR

£220,000 Terraced

2 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

New to the market is this two bedroom terraced property situated close to local amenities.

Features & Utilities

- ✓ Two Bedrooms
- ✓ Terraced
- ✓ Shared Side Access
- ✓ Front & Rear Gardens
- ✓ Kitchen/Diner
- ✓ Conservatory
- ✓ Downstairs Cloakroom
- ✓ Refitted Bathroom
- ✓ Double Bedrooms
- ✓ Close to Local Amenities

Property Overview

New to the market is this two bedroom terraced property benefitting from shared side access, two double bedrooms, refitted bathroom and gardens to front and rear. The ground floor accommodation comprises entrance hall with stairs leading to the first floor and door to the lounge, lounge leading onto the kitchen/dining room and door through to conservatory and cloakroom. To the rear is a fully enclosed garden with side access. To the front is a garden with path leading to the front door. Call 01604 722197 to arrange an appointment. EPC Rating: D. Council Tax: A.

ENTRANCE

Enter via uPVC semi-glazed door into hallway.

HALLWAY

Stairs to first floor and door to lounge:

LOUNGE 3.86m x 4.36m max (12'8 x 14'4)

uPVC double glazed window to front elevation. Radiator. Wood effect flooring. Storage housing meters. Door to kitchen:

KITCHEN/DINING ROOM 2.41m x 5.36m (7'11 x 17'7)

uPVC double glazed window to rear elevation. uPVC double glazed door to rear conservatory. Base and wall mounted wood effect units with roll top surface over and tiled splash backs. Fitted oven with four ring gas hob and extractor over. Understairs pantry. Circular stainless steel sink and drainer with mixer tap over. Space for fridge freezer.

CONSERVATORY 2.21m x 4.41m (7'3 x 14'6)

uPVC double glazed surround and roof. Wood effect flooring. Door to cloakroom.

WC

uPVC double glazed window to side elevation and rear. Wall mounted wash basin with mixer tap. Heated chrome towel rail. Wood effect flooring.

FIRST FLOOR LANDING

Carpeted. Doors leading to all rooms and storage area.

BEDROOM ONE 2.92m x 5.61m max (9'7 x 18'5)

uPVC window to front elevation. Radiator. Picture rail. Wood effect flooring.

BEDROOM TWO 2.44m x 3.84m (8' x 12'7)

uPVC double glazed window to rear elevation. Radiator. Wood effect flooring.

BATHROOM 2.44m x 1.96m (8' x 6'5)

uPVC double glazed obscured window to rear elevation. Radiator. Tiled walls and floor. Spotlights and extractor fan. Low flush toilet. Sink in vanity unit with storage underneath. "L" shaped bath with shower over and screen.

OUTSIDE

REAR

Fully enclosed by fencing. Patio area with path leading to rear of the garden. Lawn areas and gravel areas. Hardstanding to rear for shed. Side access.

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

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

Water Supply – Mains

Sewage Supply – Mains

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

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

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

Property Construction – Brick

Outstanding Building Work/Approvals – No

DRAFT DETAILS

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

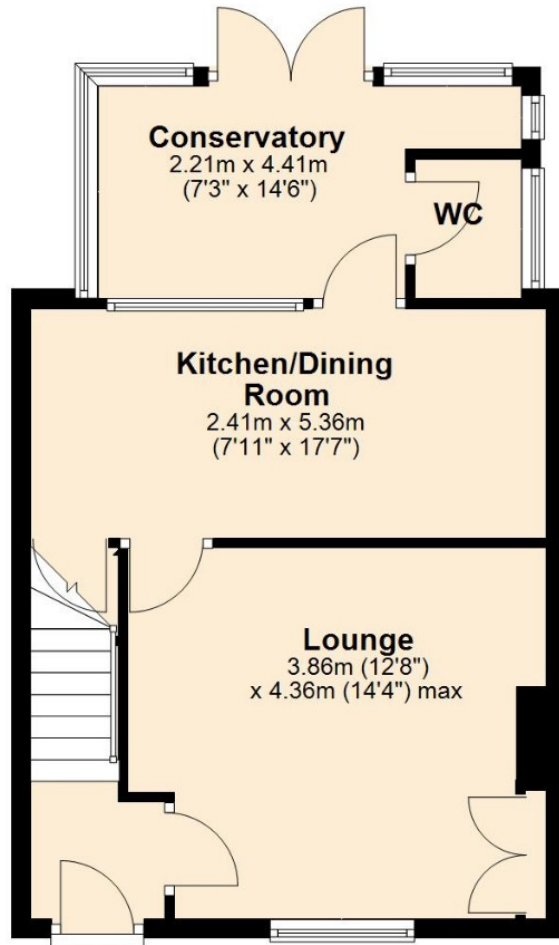
AGENTS NOTES

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

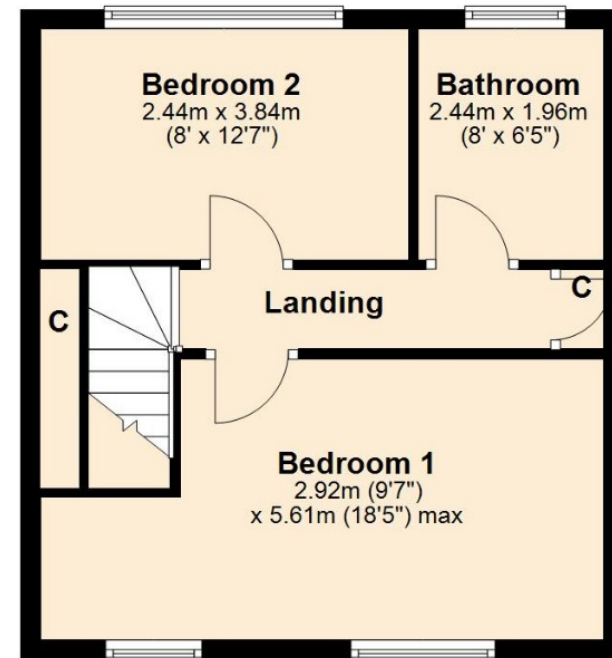
Ground Floor

Approx. 43.0 sq. metres (462.3 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.3 sq. feet)



Total area: approx. 80.5 sq. metres (866.7 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.

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