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# Wycliffe Road, Northampton, NN1 5JJ

£220,000 End of Terrace

3 1 2



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold







## Property Summary

Offered to the market with no onward chain is this charming 1920's three-bedroom end of terrace home.

## Features & Utilities

- ✓ NO ONWARD CHAIN
- ✓ Three Bedrooms
- ✓ Popular Location
- ✓ Electric Storage Heater
- ✓ Two Receptions
- ✓ Private Rear Garden

# Property Overview

Offered to the market with no onward chain is this charming 1920's three-bedroom end of terrace home. The ground floor comprises entrance porch, welcoming hallway, two spacious reception rooms, and a fitted kitchen. To the first floor are two generous double bedrooms, a well-proportioned single bedroom, and a three-piece family bathroom. Externally, the property boasts a well-maintained rear garden with the added benefit of side access. EPC Rating: F. Council Tax Band: C.

## PORCH

Enter via door. Access to meter. Tiled floor.

## ENTRANCE

Stairs to first floor landing. Fuse board cupboard with electric storage cupboard under stairs.

## LOUNGE 4.27m x 4.53m (14' x 14'10")

Double glazed bay window to front elevation. Gas fire.

## DINING ROOM 3.51m x 3.63m (11'6" x 11'11")

Double glazed window to rear elevation. Gas fire. Electric storage.

## KITCHEN 2.53m x 2.69m (8'3" x 8'10")

Wall mounted and base units. Free standing oven and electric hob. Stainless steel sink with hot and cold taps as well as drainer. Space for white goods. Electric heater and plumbing.

## FIRST FLOOR LANDING

## BEDROOM ONE 3.51m x 4.24m (11'6" x 13'11")

Double glazed bay window to front elevation.

## BEDROOM TWO 3.51m x 4.24m (11'6" x 13'11")

Double glazed to rear. Built in cupboard.

### **BEDROOM THREE 2.21m x 2.58m (7'3" x 8'5")**

Double glazed window to front elevation.

### **SHOWER ROOM 3.28m x 2.09m (10'9" x 6'10")**

Obscure double glazed window to rear elevation. Low level WC. Bath. Wash hand basin. Access to loft.

### **OUTSIDE**

#### **REAR GARDEN**

Two brick built sheds. Side gate access. Mature borders. Path. Mainly laid to lawn.

#### **DRAFT DETAILS**

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

#### **MATERIAL INFORMATION**

Type – End Of Terrace

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – F

Electricity Supply – Mains

Gas Supply – No Gas

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Electric Heating

Parking – No Parking Available

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, Has flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – Restrictions, Private right of way, public right of way

Rights and Easements – Ask Agent

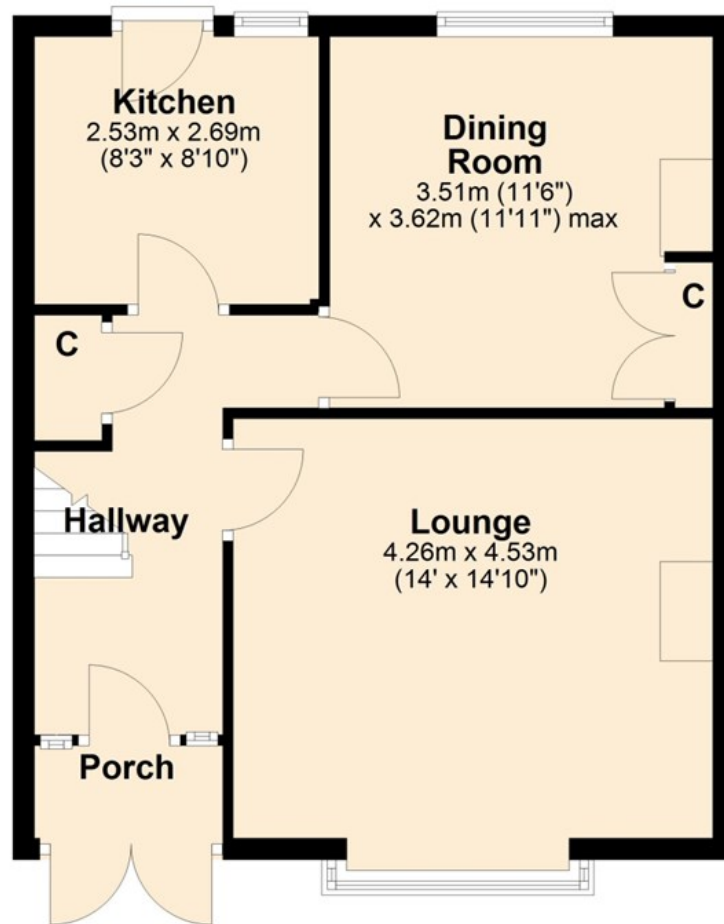
### AGENTS NOTES

i Viewings by appointment only through us 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

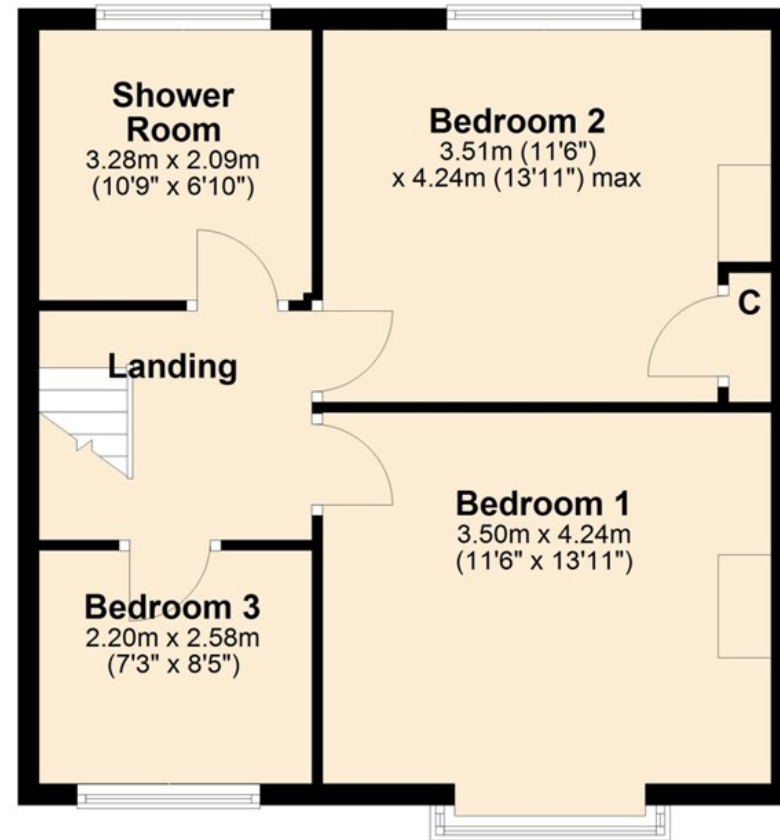
## Ground Floor

Approx. 48.8 sq. metres (525.2 sq. feet)



## First Floor

Approx. 49.4 sq. metres (532.1 sq. feet)



Total area: approx. 98.2 sq. metres (1057.3 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.

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