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Flintcomb Rise, Woodfields, NN3 8QU

£215,000 End of Terrace

2 1 1



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Service Award**

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over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

An end of terrace two bedroom property, situated within the popular Woodfields area of Northampton.

Features & Utilities

- ✓ End Of Terrace Property
- ✓ Two Double Bedrooms
- ✓ Kitchen/Dining Room
- ✓ Workshop & Garage
- ✓ Viewing Is Recommended
- ✓ No Chain



Property Overview

An end of terrace two bedroom property, situated within the popular Woodfields area of Northampton. The accommodation comprises entrance hall, lounge, kitchen/dining room, utility area, two double bedrooms, bathroom and WC. Outside there are gardens to the front and rear, driveway and garage. EPC Rating: D. Council Tax Band: B

ENTRANCE HALL

Double glazed obscure glazed entrance door. Radiator. Dog leg stairs to first floor landing. Door to:

LOUNGE 3.96m x 0.61m (12'11" x 2')

Double glazed window to front elevation. Radiator. Coving. Electric living flame fire. Door to:

KITCHEN/DINING ROOM 5.26m x 3.15m (17'3" x 10'4")

Double glazed windows to front and rear elevations. Double glazed door to garden. Radiator. Fitted with a range of wall and base units with work surfaces over. Stainless steel one and a half bowl sink and drainer with mixer tap. Gas and electric cooker point. Plumbing for dishwasher. Space for fridge. Tiled floor. Coving. Door to:

UTILITY

Double glazed obscure window to front elevation. Plumbing for washing machine. Space for fridge and freezer.

FIRST FLOOR LANDING

Double glazed window to front elevation. Two storage cupboards. Access to loft space. Doors to:

BEDROOM ONE 4.04m x 3.51m (13'3" x 11'6")

Double glazed window to rear elevation. Radiator. Coving.

BEDROOM TWO 3.51m x 3.05m (11'6" x 10')

Double glazed window to rear elevation. Radiator.

BATHROOM

Double glazed obscure glazed window to front elevation. Suite comprising bath with mixer tap and shower attachment and wash hand basin. Part tiled walls. Tiled floor. Coving.

SEPARATE WC

Double glazed obscure glazed window to front elevation. Suite comprising WC and wash hand basin with storage cupboard below.

OUTSIDE

FRONT GARDEN

Open plan with gravelled border with mature shrubs. Block paved. Outside tap. Driveway providing off road parking leading to garage.

GARAGE

Up and over door.

REAR GARDEN

Fully enclosed with fence and wall with side gated access. Timber decked searing area with part covered pergola. Paved patio area. Well stocked borders. Lawn area.

WORKSHOP

Wall mounted fusebox (not connected). Double glazed windows to side and front elevations. Outside lights.

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 B
EPC Rating – D
Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Central Heating, Gas Central Heating
Parking – Off-street, Garage
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years, No flood defences
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – No restrictions, No private right of way, No Public right of way
Rights and Easements – Ask Agent

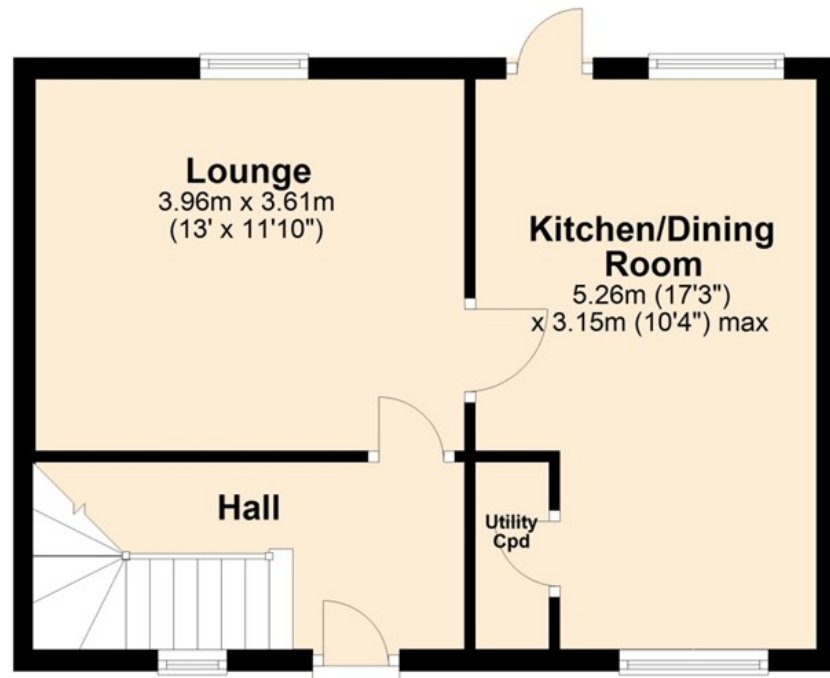
AGENTS NOTES

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

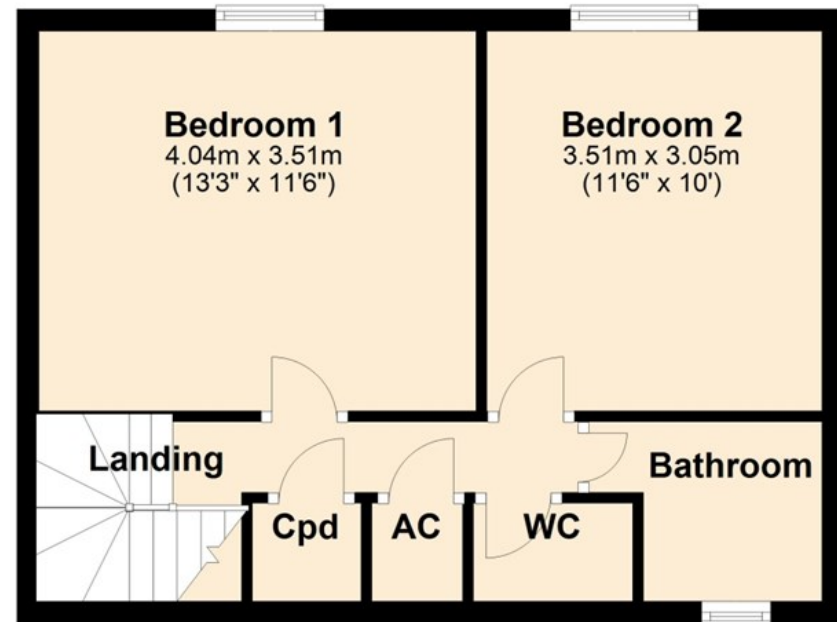
Ground Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



First Floor

Approx. 37.8 sq. metres (407.3 sq. feet)



Total area: approx. 76.4 sq. metres (822.9 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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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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