



**10 East Bank, Thorplands Brook, Northampton, NN3 8YR
£190,000 Freehold**

Jackson Grundy bring to the market a well presented two bedroom semi detached home with kitchen/diner and off road parking situated within a quiet cul-de-sac in the popular area of Thorplands Brook. The property comprises entrance hall, lounge and kitchen/diner. To the first floor are two bedrooms and a family bathroom. To the rear is a tiered garden. To the front is off road parking. The property further benefits from uPVC double glazed windows and doors and gas radiator heating. Early viewings are highly recommended, please call today to arrange an internal inspection. EPC Rating: D

**Off Road Parking | uPVC Double Glazing | Cul-De-Sac Location | Ideal First Time Purchase |
Kitchen/Diner | Close To A43/A45**

modern marketing · traditional values

ENTRANCE HALL

uPVC double glazed entrance door. Radiator.
Staircase rising to first floor landing. Door to lounge.

LOUNGE 3.96m x 3.05m (13'0 x 10'0)

uPVC double glazed window to front elevation.
Radiator. Gas fireplace with wooden surround and marble hearth. Dado rail. Coving.

KITCHEN/DINER 2.77m x 3.99m (9'1 x 13'1)

uPVC double glazed window to rear elevation.
uPVC double glazed French doors to rear elevation. Fitted with a range of wall mounted and base level cupboards and drawers with work surfaces over. Composite sink and drainer. Space for gas cooker. Space for white goods. Tiling to splash back areas. Radiator. Storage under stairs. Coving.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation.
Access to loft space. Exposed floorboards. Airing cupboard housing lagged tank and shelving.

BEDROOM ONE 2.84m x 2.97m (9'4 x 9'9)

Two uPVC double glazed windows to front elevation. Radiator. Built in cupboard with mirror fronted doors. Dado rail. Coving. Exposed floorboards.

BEDROOM TWO 3.43m x 1.98m (11'3 x 6'6)

uPVC double glazed window to rear elevation.
Radiator. Open floorboards.

BATHROOM 1.83m x 1.96m (6'0 x 6'5)

Frosted uPVC double glazed window to rear elevation. Radiator. Suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap over and shower over. Tiling to splash back areas. Exposed floorboards.

OUTSIDE

FRONT GARDEN

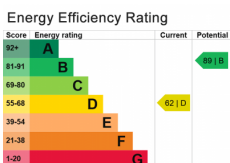
Tarmac driveway leading to gated access. Steps to entrance door. Lawned area with flower bed borders.

REAR GARDEN

Patio area leading to raised patio. Shrub/gravelled borders with panelled fence surround. Lights.

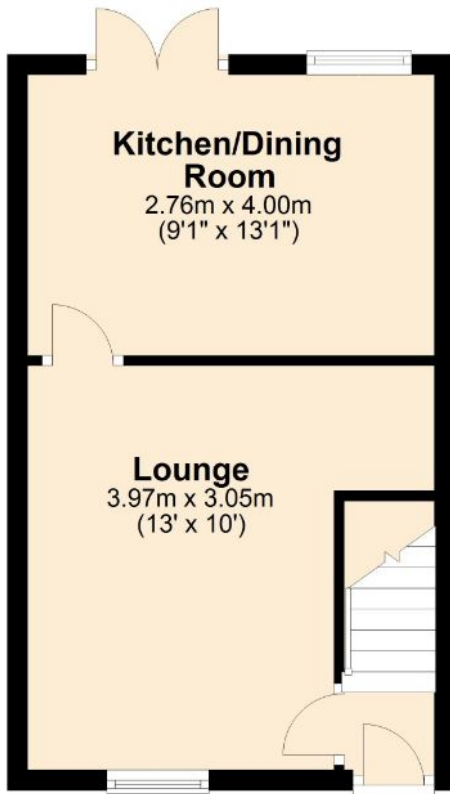
DRAFT DETAILS

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

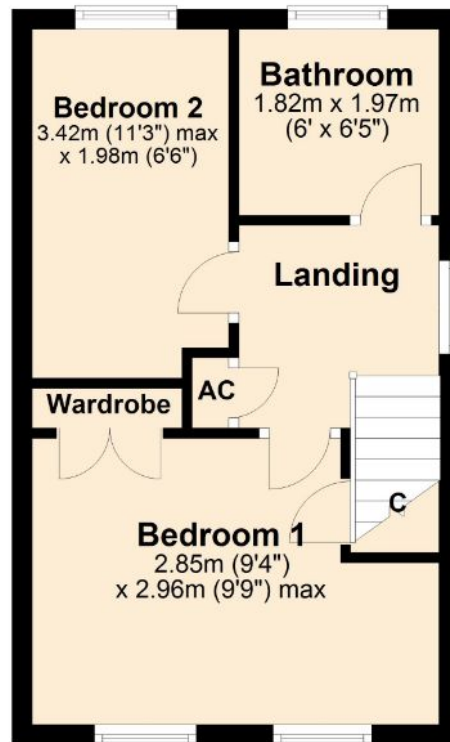


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

Ground Floor



First Floor



LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

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