



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

Jackson Grundy are delighted to bring to the market an exceptionally well presented two bedroom semi detached home situated in Thorplands Brook. The property comprises entrance hall, lounge and kitchen/diner. To the first floor is a refitted bathroom and two bedrooms with built-in cupboards. To the rear is a landscaped garden with front and rear patio area. The front has off road parking for at least two cars. Call today to arrange an internal inspection.

**Excellently Presented | Ideal Home for a First Time Buyer | Off Road Parking for at Least Two Cars | Landscaped Rear Garden | uPVC Double Glazed | Close to Local Amenities**

**modern marketing · traditional values**

## ENTRANCE

Entered via frosted composite door to front elevation. Stairs to first floor. Alarm panel. Fuse Box.

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

uPVC double glazed window to front. Electric fireplace. Coving. Door to kitchen.

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

uPVC double glazed window and uPVC double glazed French doors to rear. Fitted with floor and wall mounted cabinets with roll top work surfaces. Stainless steel sink and drainer with mixer tap. Four ring hob, oven and extractor. Storage understairs.

## FIRST FLOOR LANDING

Frosted uPVC double glazed window to side. Loft hatch. Airing cupboard. Doors to all rooms.

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

Frosted uPVC double glazed window to rear. Fitted with panelled bath with electric shower over, pedestal wash hand basin and WC. Tiled floor to ceiling. Electric heater.

## BEDROOM ONE 3.99m x 2.84m (13'1 x 9'4)

uPVC double glazed windows to front. Built-in cupboard.

## BEDROOM TWO 0.38m x 1.98m (1'3 x 6'6)

uPVC double glazed window to rear. Built-in cupboard.

## FRONT

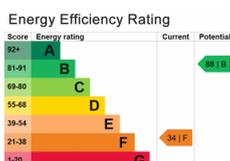
Tarmac drive for at least two cars. Path to front door. Shingled area. Storm porch. Gated access to rear.

## REAR GARDEN

Patio area. Shingled area. Path to rear steps leading to rear patio. Enclosed by panelled fencing. Gated side access. Security light.

## DRAFT DETAILS

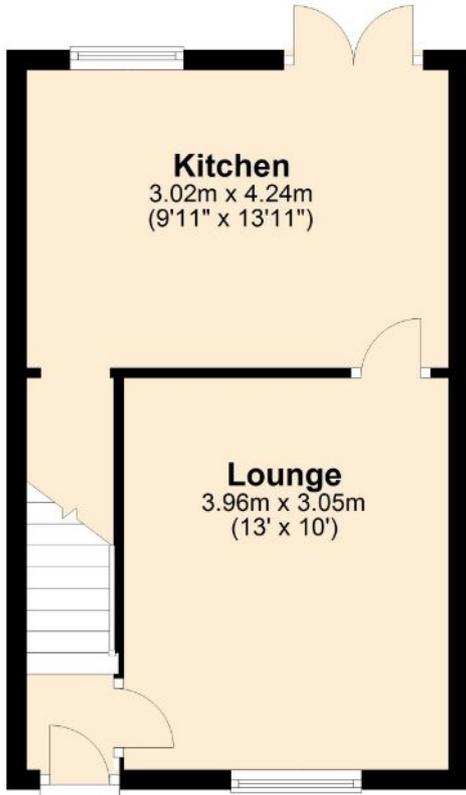
At the time of print, these particulars are awaiting approval from the Vendors.



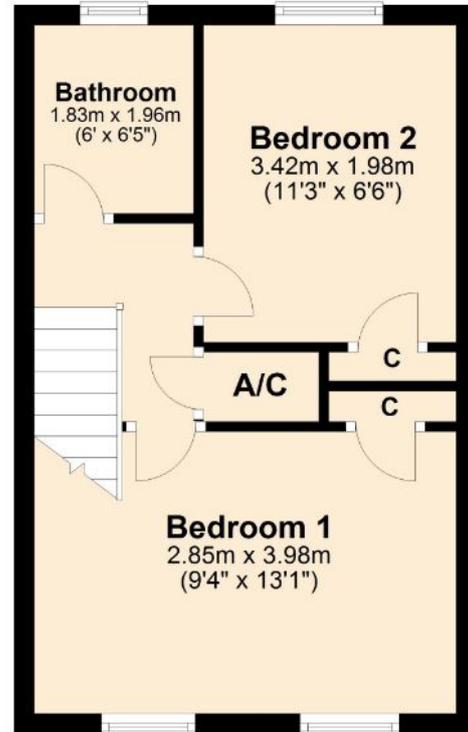
Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

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## Ground Floor



## First Floor



## LOCAL AREA INFORMATION

Weston Favell is a village and district of Northampton somewhat absorbed by the town's expansion in recent decades. It is bisected by the A4500 with the old village to one side and the area of Westone on the other. This suburb offers a wide selection of mature properties and residents benefit from good local amenities including two public houses, primary school, secondary school, parish church, general stores and hotel. Just to the outside of the former village boundary is the recently extended Weston Favell Shopping Centre which is home to a 24 hour supermarket, several shops, fast food outlets and banking facilities all set within an architecturally interesting vaulted ceiling main atrium. Its location also provides good main road access points with both the A43 and A45 ring roads being accessible within approximately 0.5 mile and M1 J15 is only 6 miles away. Mainline train services to London Euston and Birmingham New Street can also be accessed within 4 miles at Northampton station.

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