



**13 Tonmead Road, Lumbertubs, Northampton, NN3 8HU**  
**£200,000 Freehold**

Jackson Grundy are delighted to bring to the market this three bedroom end of terrace situated in Lumbertubs. In brief the accommodation comprises entrance hall, lounge / dining room, kitchen, inner hall and WC on the ground floor. To the first floor there are three bedrooms and a family bathroom. Outside to the rear is an enclosed garden with rear access. Call to arrange an internal inspection. EPC Rating TBC. Council Tax Band A.

**No Chain | Downstairs WC | uPVC double glazing | Gas Central Heating | Close To Local Amenities | Close To Road Links**

**modern marketing · traditional values**

### ENTRANCE HALL

Entrance via uPVC double glazed door. Stairs rising to first floor landing. Alarm panel. Coving to ceiling. Doors to:

### LOUNGE / DINING ROOM 7.62m x 3.66m max (25'0 x 12'0 max)

Lounge Area: uPVC double glazed window to front elevation. Radiator. Coving to ceiling.

Dining Area: uPVC double glazed window to rear elevation. Radiator. Coving to ceiling.

### FRONT GARDEN

Steps leading to front garden. Retaining wall and gravel frontage.

### REAR GARDEN

Patio area. Lawn. Shrub and flower borders. Base for shed. Gated rear access.

### DRAFT DETAILS

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

### INNER HALL

### WC

Obscure glazed window to side elevation. Radiator. Low level WC. Tiling to half wall height.

### LANDING

Storage cupboard. Access to loft space. Coving to ceiling. Doors to:

### BEDROOM ONE 3.05m x 3.05m (10'0 x 10'0)

uPVC double glazed window to rear elevation. Radiator.

### BEDROOM TWO 3.05m x 3.05m (10'0 x 10'0)

uPVC double glazed window to front elevation. Radiator. Mirror fronted wardrobes.

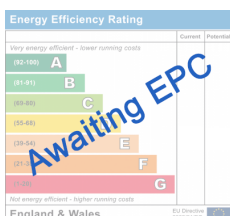
### BEDROOM THREE 2.13m x 2.13m (7'0 x 7'0)

uPVC double glazed window to front elevation. Radiator.

### BATHROOM 2.39m x 1.52m (7'10 x 5'0)

Obscure double glazed window to rear elevation. Suite comprising low level WC, wall mounted wash hand basin and panelled bath with electric shower over. Tiled splash backs.

### OUTSIDE

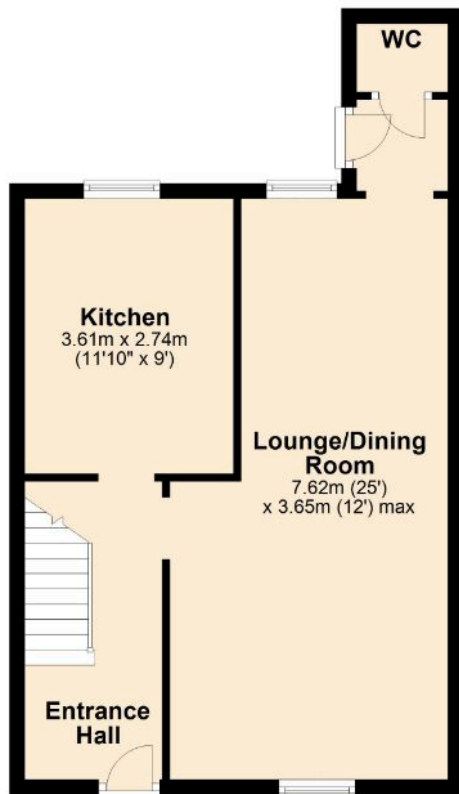


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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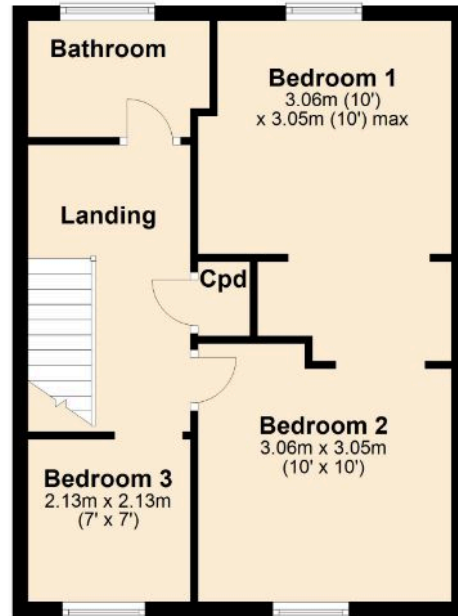
### Ground Floor

Approx. 45.1 sq. metres (485.7 sq. feet)



### First Floor

Approx. 45.3 sq. metres (488.0 sq. feet)



Total area: approx. 90.5 sq. metres (973.7 sq. feet)



## 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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