



78 Rillwood Court, Lumbertubs, Northampton, NN3 8JB
£180,000 Freehold

Located within close proximity to Weston Favell Shopping centre is this three bedroom end of terrace. The accommodation comprises entrance porch, hall, lounge, kitchen/dining room and garden room. To the first floor are three bedrooms and a family bathroom. The property has front and rear gardens and radiator heating. Please call today to book your internal inspection. EPC Rating: TBC. Council Tax Band: A

**No Chain | In Need Of Refurbishment | End Terrace | Kitchen/Dining Room | Close To A45 |
Close To Weston Favell Shopping Centre**

modern marketing · traditional values

PORCH

Frosted uPVC entrance door. Door to hall.

HALLWAY

Staircase rising to first floor landing. Opening to lounge.

LOUNGE 4.14m x 3.30m (13'7 x 10'10)

uPVC double glazed windows to rear elevation. Radiator.

KITCHEN/DINING ROOM 6.02m x 3.58m (19'9 x 11'9)

uPVC double glazed window to front elevation. Wall and base units with work surfaces over. Sink and drainer with mixer tap. Four ring gas hob, electric oven and extractor. Space for white goods. Opening to garden room.

GARDEN ROOM 1.83m x 2.67m (6'0 x 8'9)

Double glazed sliding doors to garden. uPVC double glazed window to side elevation.

FIRST FLOOR LANDING

uPVC double glazed window to front elevation. Storage cupboard. Doors to:

BEDROOM ONE 4.11m x 2.59m (13'6 x 8'6)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM TWO 4.11m x 1.75m (13'6 x 5'9)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 4.11m x 2.51m (13'6 x 8'3)

uPVC double glazed window to rear elevation. Radiator.

BATHROOM 1.91m x 2.59m (6'3 x 8'6)

Frosted double glazed window to front elevation. Low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled floor. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

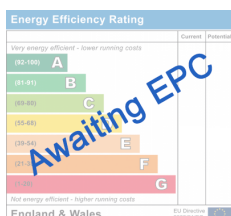
Gated access. Lawn. Shrub borders.

REAR GARDEN

Path leading to raised lawn area. Shrub borders.

DRAFT DETAILS

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

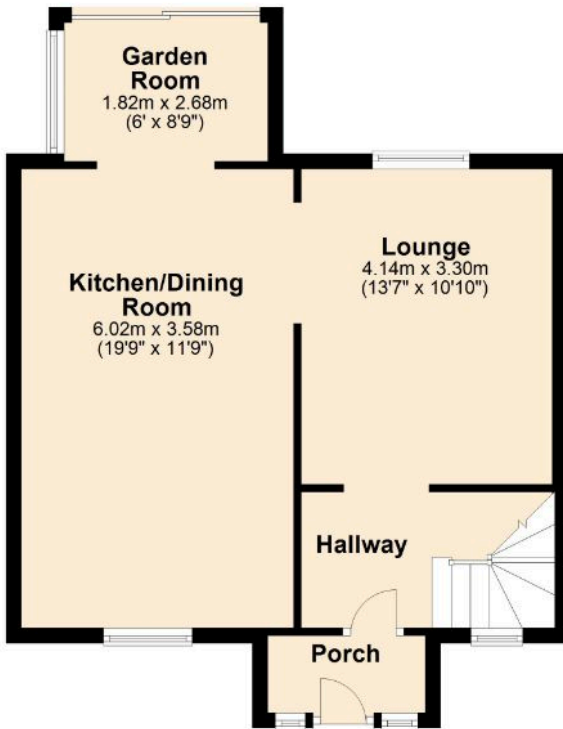


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

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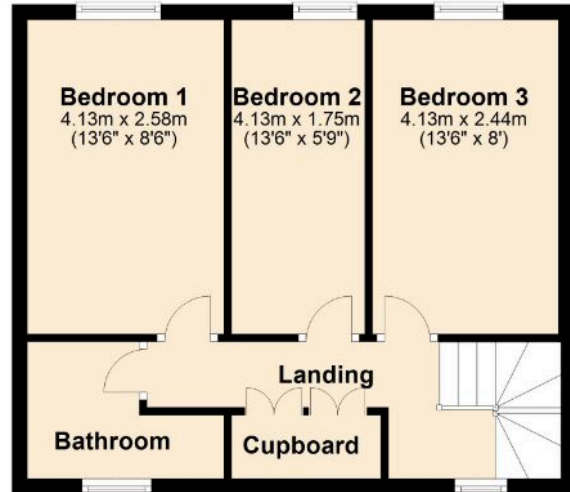
Ground Floor

Approx. 49.5 sq. metres (532.6 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.5 sq. feet)



Total area: approx. 91.5 sq. metres (985.0 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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